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**HOUSING ELEMENT
OF THE
GENERAL PLAN
OF THE
CITY OF EL PASO DE ROBLES**

NOVEMBER, 1994



RESOLUTION NO. 94-151

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES
APPROVING GENERAL PLAN AMENDMENT 94-02: HOUSING ELEMENT UPDATE

WHEREAS, pursuant to Section 65588 of the State Government Code, the City has initiated an update to the Housing Element of the General Plan; and

WHEREAS, public workshops were conducted by the City Council and Planning Commission on a Preliminary Draft Housing Element between June and August, 1993; and

WHEREAS, in September, 1993, in response to City Council direction, a Public Review Draft Housing Element was prepared and distributed to the Council, Commission and interested parties such as the Paso Robles Housing Authority, Redevelopment Project Area Committee, Board of Realtors, Chamber of Commerce, Building Industry Association, Peoples' Self-Help Housing Corp., and California Rural Legal Assistance; and

WHEREAS, in accordance with State Government Code Section 65585(b), a copy of the Public Review Draft Housing Element was submitted to the State Department of Housing and Community Development (HCD) for their comments; and

WHEREAS, on November 5, 1993, HCD provided a letter to the City commenting on the Public Review Draft Housing Element and indicating that revisions were necessary to bring the draft into compliance with State housing element law (Article 10.6 of Chapter 3 of Division 1 of Title 7 of the Government Code); and

WHEREAS, a Revised Public Review Draft Housing Element was prepared and distributed to the City Council, Planning Commission and interested parties on August 19, 1994; the revised draft incorporates most of the changes recommended by HCD and explains, in Appendix F, the City's reasons for not making certain HCD-recommended changes; and

WHEREAS, at its meeting of September 12, 1994, the Planning Commission took the following actions:

a. Considered the facts and analysis, as presented in the Revised Public Review Draft Housing Element and the staff report;

b. Conducted public hearings to obtain public testimony on the proposed Revised Public Review Draft Housing Element;

c. Based on the information contained in the initial study prepared for the Revised Public Review Draft Housing Element, found that there was no substantial evidence that this update would have significant adverse effects on the environment and recommended that the City Council approve a Negative Declaration;

d. Recommended that the City Council adopt the Revised Public Review Draft Housing Element, changing Program 1.11 to provide for voluntary, rather than mandatory, inclusionary zoning; and

WHEREAS, the City Council conducted public hearings on the Revised Public Review Draft Housing Element on October 4, 1994, November 1, 1994 and November 10, 1994; and

WHEREAS, at its meeting of November 10, 1994, the City Council took the following actions:

a. Considered the facts and analysis, as presented in the Revised Public Review Draft Housing Element and the staff report;

b. Considered the recommendations of the Planning Commission;

c. Considered public testimony on the Revised Public Review Draft Housing Element;

d. Found that there was no substantial evidence that the Revised Public Review Draft Housing Element would have significant adverse effects on the environment and approved a Negative Declaration in accordance with the California Environmental Quality Act;

NOW, THEREFORE, BE IT FOUND AND DETERMINED, by the City Council of the City of El Paso De Robles, California, that the Housing Element attached as Exhibit "A" is in compliance with State housing element law (Article 10.6 of Chapter 3 of Division 1 of Title 7 of the Government Code) as explained in Appendix F (Response to Comments from Department of Housing and Community Development) of Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of El Paso De Robles, California, to approve General Plan Amendment 94-02 consisting of an update to the Housing Element, attached as Exhibit "A".

PASSED AND ADOPTED THIS 10th day of November, 1994 by the following roll call vote:

AYES: Martin, Heggarty, Macklin

NOES: Iversen

ABSENT: Picanco

Walter J. Macklin
MAYOR WALTER J. MACKLIN

ATTEST:

RJR

RICHARD J. RAMIREZ, CITY CLERK

HOUSING ELEMENT OF THE GENERAL PLAN OF THE CITY OF EL PASO DE ROBLES

NOVEMBER, 1994

Exhibit A of Resolution 94-151

CITY COUNCIL:

*Walt Macklin, Mayor
James Heggarty, Mayor Pro Tem
Christian Iversen, Councilman
Duane Picanco, Councilman
Steve Martin, Councilman*

PLANNING COMMISSION:

*Pete Dakin, Chair
Valerie Warnke, Commissioner
Ron Johnson, Commissioner
Pat Crawford, Commissioner
Gary Nemeth, Commissioner
Nick Ferravanti, Commissioner
Patrick Banakis, Commissioner*

CITY STAFF:

*Richard J. Ramirez, City Manager
Robert Lata, AICP, Community Development Director
Ed Gallagher, Housing Programs Manager (Project Planner)*

d. Recommended that the City Council adopt the Revised Public Review Draft Housing Element, changing Program 1.11 to provide for voluntary, rather than mandatory, inclusionary zoning; and

WHEREAS, the City Council conducted public hearings on the Revised Public Review Draft Housing Element on October 4, 1994, November 1, 1994 and November 10, 1994; and

WHEREAS, at its meeting of November 10, 1994, the City Council took the following actions:

a. Considered the facts and analysis, as presented in the Revised Public Review Draft Housing Element and the staff report;

b. Considered the recommendations of the Planning Commission;

c. Considered public testimony on the Revised Public Review Draft Housing Element;

d. Found that there was no substantial evidence that the Revised Public Review Draft Housing Element would have significant adverse effects on the environment and approved a Negative Declaration in accordance with the California Environmental Quality Act;

NOW, THEREFORE, BE IT FOUND AND DETERMINED, by the City Council of the City of El Paso De Robles, California, that the Housing Element attached as Exhibit "A" is in compliance with State housing element law (Article 10.6 of Chapter 3 of Division 1 of Title 7 of the Government Code) as explained in Appendix F (Response to Comments from Department of Housing and Community Development) of Exhibit "A".

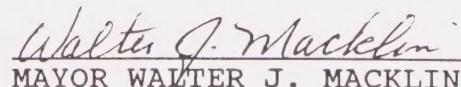
NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of El Paso De Robles, California, to approve General Plan Amendment 94-02 consisting of an update to the Housing Element, attached as Exhibit "A".

PASSED AND ADOPTED THIS 10th day of November, 1994 by the following roll call vote:

AYES: Martin, Heggarty, Macklin

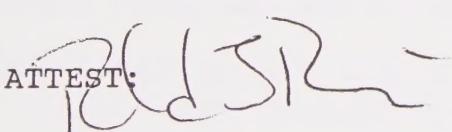
NOES: Iversen

ABSENT: Picanco



MAYOR WALTER J. MACKLIN

ATTEST:



RICHARD J. RAMIREZ, CITY CLERK

HOUSING ELEMENT OF THE GENERAL PLAN OF THE CITY OF EL PASO DE ROBLES

NOVEMBER, 1994

Exhibit A of Resolution 94-151

CITY COUNCIL:

Walt Macklin, *Mayor*
James Heggarty, *Mayor Pro Tem*
Christian Iversen, *Councilman*
Duane Picanco, *Councilman*
Steve Martin, *Councilman*

PLANNING COMMISSION:

Pete Dakin, *Chair*
Valerie Warnke, *Commissioner*
Ron Johnson, *Commissioner*
Pat Crawford, *Commissioner*
Gary Nemeth, *Commissioner*
Nick Ferravanti, *Commissioner*
Patrick Banakis, *Commissioner*

CITY STAFF:

Richard J. Ramirez, *City Manager*
Robert Lata, AICP, *Community Development Director*
Ed Gallagher, *Housing Programs Manager (Project Planner)*



**GENERAL PLAN FOR THE CITY OF EL PASO DE ROBLES
HOUSING ELEMENT**

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I INTRODUCTION

1. Purpose

Each city in the State of California must have an approved general plan to guide its development activities. The plan must contain certain elements. The Housing Element became one of the required elements in 1969.

The City's Housing Element is intended to provide citizens and public officials with an understanding of the housing needs of the community and to set forth an integrated set of objectives, policies and programs aimed at the attainment of the single goal "to provide and maintain an adequate supply of safe, decent, and affordable housing for all residents of Paso Robles".

This goal supports the State's goal of providing "decent housing and a suitable living environment for every California family" (Government Code Section 65580(a)). The Housing Element also promotes closer coordination of housing policies and programs at local, state, and federal levels realizing that the attainment of housing goals depends upon the shared commitment of all levels of government.

2. Element Requirements

State Government Code Sections 65580 et seq. describe the requirements for housing elements, the need to include an assessment of Regional Housing Needs, the role of the California Department of Housing and Community Development (HCD) in the review of elements, and procedures and timing for the adoption of the Housing Element.

According to that law, the Housing Element must contain three parts:

- (1) An assessment of housing needs and an inventory of resources and constraints relevant to the meeting of those needs;
- (2) A statement of the community's goals, quantified objectives, and policies relative to the maintenance, improvement, and development of housing; and
- (3) A program which sets forth a five-year schedule of actions to implement the policies and achieve the goals and objectives of the Housing Element. This program must address the following requirements:
 - Identify adequate sites which will be made available to facilitate and encourage the development of a variety of types of housing for all income levels;

- Assist in adequate housing development for low and moderate income households;
- Address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing;
- Conserve and improve the condition of the existing affordable housing stock;
- Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, or color;
- Preserve for lower income households the assisted housing developments that are eligible to change from low-income housing during the next 10 years due to termination of subsidy contracts, mortgage prepayment or expirations of restrictions on use.

This Housing Element addresses the City's anticipated Housing Needs for the five year period between July 1, 1992 and June 30, 1997.

3. Relation to Other Elements

The Housing Element is a basic policy document identifying present and future housing needs and establishing policies and implementation programs which ensure a good faith effort to meet the identified needs. Within the content of the General Plan, the Housing Element functions as an integral part of a comprehensive plan. For instance, projected housing need relates to residential land use acreages and policy which may be needed to accommodate the City's fair share of households within all income levels who might live in the City if market conditions made a variety of housing choices available.

The extent to which the Housing Element is effective depends, therefore, upon the strength of the overall General Plan and what degree that Plan is carefully followed. This Housing Element adds further strength to the General Plan without impairing such flexibility. It also brings the community into alignment with State and national efforts to provide a "decent home and suitable living environment for every American family" through this statement of local commitment.

State Law (Government Code Section 65300.5) requires internal consistency among the various elements of a general plan. The Land Use Element of the City's General Plan is the key element that sets the City's overall goals and establishes the framework for policy for all of the other general plan elements (Circulation, Housing, Conservation, Open Space, Noise, Safety and Parks and Recreation).

The Land Use Element, together with the Circulation Element, were updated in August, 1991. The goals, policies and programs of the Land Use Element identify and address issues that are to be further expounded upon in the updates of the other elements.

Within the Land Use Element are the City's three goals, which serve to guide all General Plan policies and programs, including those of the Housing Element. Briefly restated, the three goals are:

1. Support the operation of an effective business retention and recruitment program designed to improve the community's economic base including provisions for "head-of-household" jobs.
2. Establish Paso Robles as the North County commercial retail center.
3. Maintain or improve the quality of life, including community services and environmental protection, for all citizens through an effective resource management system.

Resources to be measured and managed are to include: traffic circulation, sewer and water services, police and fire services, library and leisure services, parks and open space, public buildings and facilities, public works operations and services (e.g., storm drains, refuse collection, disposal and recycling), infrastructure maintenance, air quality, public school facilities, jobs/housing balance, transit services, fiscal resource recovery, and revenue enhancement measures.

The Land Use Element also contains several policies and programs that address housing issues. These policies and programs are referenced throughout the Housing Element in order to help achieve internal consistency with the Land Use Element.

4. Information Sources

Data from the 1980 and 1990 US Censuses has been relied upon as a primary information source for the Housing Element. Census data has been supplemented with information from other sources such as: State Department of Finance (annual population estimates), San Luis Obispo Council of Governments (SLOCOG) (regional population and housing need), the City's Community Development Department files (building records), City's Economic Development Office (redevelopment and Community Development Block Grant information), UCSB Economic Forecast Project, and several local sources for specific information such as the Board of Realtors for home prices and affordability and Loaves and Fishes for homeless information.

To assist in determining current housing conditions, a physical survey of the housing stock to determine rehabilitation needs was

conducted in mid-1988 and updated in 1991 with help from People's Self Help Housing Corporation.

As part of the update process for the 1991 Land Use Element, the City mailed out Citizen Involvement Questionnaires in 1988 and in 1990 to all residential postal addresses within the 93446 Zip Code area (which includes all of the City and limited areas outside of City limits) and all post office boxes within the 93447 Zip Code area. The questionnaires asked a variety of opinion questions about growth and development matters, including housing issues. A postage paid return envelope was included with each questionnaire. The response rates were 24 percent in 1988 and 21 percent in 1990. Reference to the results of these questionnaires is made within the Housing Element.

Additionally, much of the information provided and suggestions made by the City's Economic Task Force in its Economic Strategy for the City of El Paso de Robles (1993) have been incorporated into this Update of the Housing Element.

Appendix A contains a more-detailed discussion of the data sources.

5. State and Local Housing Plans and Objectives

California's Statewide Housing Plan, prepared in 1987, sets the following statewide housing goals:

- (1) The development of new housing;
- (2) The preservation of existing housing and neighborhoods;
- (3) The reduction of housing costs; and
- (4) The improvement of housing conditions for special need groups.

The State Housing Plan recognizes several important guiding principles, among which is the belief that the private sector is, and should be, the major provider of housing. The government's role is to do what it can to make the private market responsive to the needs of all income, age, race and ethnic groups and to help private industry provide a wide variety of housing types, sizes and prices.

The City's Housing Element has been prepared in compliance with the requirements of state law. The Housing Element further supports the State objectives and attempts to address the basic housing issues within the Paso Robles community.

6. Review and Revisions:

6.1 Review

State Government Code Section 65588(a) requires that the City review its Housing Element as frequently as appropriate to evaluate all of the following:

- The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal.
- The effectiveness of the Housing Element in attainment of the City's housing goals and objectives.
- The progress of the City in implementation of the Housing Element.

Government Code Section 65400(b) requires that the Planning Commission provide an annual report to the City Council on the status of implementation of the General Plan, including the City's progress in meeting its share of the regional housing needs determined pursuant to Government Code Section 65884. Government Code Section 65588.5 requires that a copy of this report be submitted to the State Department of Housing and Community Development within 30 days after receipt by the City Council.

6.2 Revisions

Government Code Section 65588(b) requires that the City revise the Housing Element as appropriate, but not less than once every five years to reflect the results of this periodic review. This section specifies that the element is to be updated by July 1, 1992, then again within five years (i.e. not later than July 1, 1997).

This revision is an update of Housing Element adopted in April, 1989.

7. Public Participation

During the concurrent preparation of the 1989 Housing Element and the City's 1988 Community Development Block Grant (CDBG) Application, the input of concerned citizens was strongly encouraged and included the implementation of a Citizen Participation Plan involving one public meeting, two public hearings and numerous one-on-one discussions. The City's Citizen's Housing Advisory Committee was actively involved in program selection and design as were various City departments such as Community Development and Administration. Finally, the advice of the City's CDBG application consultant, Peoples' Self-Help Housing Corporation, was influential based upon

their extensive experience implementing housing programs throughout San Luis Obispo County.

For the 1994 Housing Element, public participation consisted of the following:

- On June 4, 1993, the City circulated a Preliminary Draft Housing Element to the City Council, Planning Commission, Redevelopment Project Area Committee, California Rural Legal Assistance (San Luis Obispo Office), Peoples' Self Help Housing Corporation, Paso Robles Chamber of Commerce, and the Building Industry Association of San Luis Obispo County for comments.
- Public workshops with the City Council, Planning Commission and members of the above-listed groups were conducted on June 28, July 12, and August 31, 1993.
- The City Council conducted a public meeting with Hispanos Unidos de Paso Robles regarding farmworker housing on February 10, 1993. City staff and representatives from California Rural Legal Assistance (San Luis Obispo Office) and Peoples' Self Help Housing Corporation met again with Hispanos Unidos de Paso Robles on August 10, 1993.
- On September 17, 1993, the City circulated a Public Review Draft Housing Element to the above-listed groups, the State Department of Housing and Community Development (HCD), County Planning Department, San Luis Obispo Council of Governments (SLOCOG), and the Paso Robles Housing Authority for comments in advance of public meetings and hearings.
- Newspaper notices advertising the availability of the Public Review Draft Housing Element at City Hall and the City Library were published in two local newspapers.
- Comments from HCD were received on November 8, 1993. Limited staff resources and other priorities postponed completion of a revised public review draft until July, 1994. HCD's comments and the City's response are contained within Appendix F.
- The Planning Commission conducted a public hearing on September 12, 1994.
- The City Council conducted a public hearing on October 4, 1994, which was continued to November 10, 1994.

II DEMOGRAPHIC CHARACTERISTICS

1. POPULATION CHARACTERISTICS

1.1 Historic Population Growth

Table 1 (following page) shows population growth in the City and in San Luis Obispo County since 1950. Up until 1980, the average annual growth rate was moderate, generally ranging between 2 and 3 percent. Between 1981 and 1990, the rate of growth increased significantly to an average annual rate of about 7.4 percent.

The estimated population of 20,034 for 1991 included 800 residents of the California Youth Authority facility, which was annexed into the City in December, 1990. If, for purposes of calculating population growth rates, these 800 residents were discounted, the increase between 1990 and 1991 would only be 3.5 percent. The increase between 1991 and 1992 was 0.6 percent and an increase of about 1.0 percent is anticipated for 1992-1993.

During the 1980's, San Luis Obispo County was discovered by retirees and others leaving metropolitan areas (primarily Southern California)*. It is generally believed that these new residents were in search of a rural/small town living environment with less urban sprawl, less traffic congestion, less air pollution and less crime. The widely-held perception is that many of the newcomers had made a substantial profit from the sale of their previous homes and could obtain comparable housing at significantly lower prices than those in metropolitan areas; non-retirees could buy a home with a relatively small mortgage and afford to work for less income, trading the higher earning potential of a job in a metropolitan area for the non-monetary benefits of living in a better environment.

In this same period, the City had the least expensive developable land in the County, a relative abundance of water (a unique situation in the County) and was characterized by many as having a generally pro-growth attitude. These factors combined to make City housing the most affordable among other communities in the County, attracting in-migrants not only directly from metropolitan areas, but also from other communities within the County.

1.2 Projected Population Growth

In 1991, the City adopted an updated Land Use Element of the General Plan. Based on resource constraints and environmental concerns documented in the Environmental Impact Report for the 1991

* SLOCOG's 1992 Regional Profile contains documentation of in-migration to the County between 1984 and 1991 based on State Department of Finance's "Drivers License Address Change Reports".

Update to the Land Use and Circulation Elements, and consistent with the Land Use Element Goals, Policy OA-6 of that element calls for the City to "manage and direct growth not to exceed a resident population of 35,000 in the year 2010 within the City." Although the Land Use Element does not contain policy that calls for all future growth to occur within present City limits, 35,000 is the expected population at build-out of all property within the City limits in accordance with the densities allowed by the General Plan.

TABLE 1
HISTORIC POPULATION GROWTH

YEAR	<u>PASO ROBLES</u>			<u>SAN LUIS OBISPO COUNTY</u>		
	POPULATION	RATE OF CHANGE ANNUAL	% OF 10-YEAR COUNTY	POPULATION	RATE OF CHANGE ANNUAL	10-YEAR
1950	4,835			51,417		
1960	6,677	3.3	8.2	81,044	4.6	57.6
1970	7,168	0.7	6.8	105,690	2.7	30.4
1980	9,163	2.5	5.9	155,435	3.9	47.1
1981	9,687	5.7	6.1	158,900	2.3	
1982	10,598	9.4	6.4	165,590	4.2	
1983	10,887	2.7	6.4	170,190	2.8	
1984	11,634	6.9	6.6	175,697	3.2	
1985	12,627	8.5	6.9	183,552	4.5	
1986	13,824	9.5	7.2	192,938	5.1	
1987	14,719	6.5	7.4	198,220	2.7	
1988	15,488	5.2	7.6	204,346	2.7	
1989	16,392	5.8	7.7	211,941	3.7	
1990	18,583 *	13.4	8.6	217,162	2.5	3.4
1991	20,034	7.8	9.1	221,340	1.9	
1992	20,158	0.6	9.1	221,902	0.7	
1993	20,784	3.1	9.1	228,380	2.9	
1994	20,948	0.8	9.1	231,340	1.3	

Sources: US Census (1950, 1960, 1970, 1980, 1990) and State Dept of Finance annual estimates

Note: The 10 year rate of change is the average of the annual compounded rate.

* This figure is taken from the US Census for April 1, 1990. It represents a significant increase from the Department of Finance's (DOF) figure of 17,474 for January 1, 1990, which would represent only a 6.6% increase over the 1989 estimate. Therefore, the 13.4% increase appears to include adjustments for previous errors in DOF estimates.

Policy OA-6 also calls for the City to "Establish population targets for each 5 year increment that serve to evenly-distribute growth over the 20 year period." To implement this policy, the plan contains a program that calls for development and implementation of an effective resource management or equivalent program and development phasing plan based on minimum thresholds for public services and on minimum thresholds of impact for air quality and jobs/housing balance. As of the end of 1992, because of staffing and financial constraints, the City had yet to develop this program. However, since 1991, the state economy has been in an economic downturn, resulting in significantly slower rates of housing starts and population growth than that which the City experienced in the 1980's. This is reflected in the 0.6 per-cent population increase between 1992 and 1991 as shown in Table 1.

It should be noted that during the Land Use Element update process, the City Council indicated that the resource management program may be used as a criteria by which discretionary development applications (e.g. subdivision maps, parcel maps and development plans for 5 or more multiple family units per lot) would be reviewed. The Council indicated that it did not intend to establish annual limits for building permits.

If the City's population were to reach 35,000 in the year 2010, and that increase was to occur in a manner in which the population increase is evenly-distributed over each year between 1992 and 2010, an annual population increase of 824 persons could be anticipated. Using the 1990 Census' average of 2.65 persons per dwelling unit, 311 units could be built (and occupied - i.e., assuming a nil vacancy rate) on an annual basis. The expected population at each five year milestone would be as shown in Table 2. The average annual compounded growth rate attendant to

TABLE 2
COMPARISON OF POPULATION PROJECTIONS

Year	City's General Plan	County's Scenarios	
		No Constraints	Resource-Constrained
1992	20,158	20,158	20,158
1995	22,630	21,372	21,638
2000	26,750	25,576	25,801
2005	30,870	29,780	29,964
2010	35,000	33,984	34,127

Sources: State Department of Finance for City's 1992 population estimate; SLOCOG 1992 Regional Profile for County Scenarios

achieving a target population of 35,000 in the year 2010 would be 3.1 percent.

Table 2 also shows a set of projections prepared by the County of San Luis Obispo under two different scenarios. The "No Constraints Scenario" assumes that growth in the County will continue to occur at historic rates. The "Resource-Constrained Scenario" assumes that a lack of resources such as water and infrastructure will constrain growth within the unincorporated areas, resulting in a redirection of growth towards those cities with resources.

1.3 Age of the Population

Table 3 shows the age distribution for the City, County and State for 1980 and 1990.

TABLE 3							
Age Group	<u>Paso Robles</u>				<u>SLO County</u>		<u>State</u>
	1980		1990		1980	1990	1980
	Pop.	Pct	Pop.	Pct	Pct	Pct	Pct
0-17	2,541	27	5,436	29	22	22	27
18-64	5,412	59	10,525	57	65	65	63
65+	1,237	14	2,622	14	13	13	10
Total	9,163	100	18,583	100	100	100	100
Median Age	30.6		31.5		29.9	33.1	29.9
Source: US Census: 1980 and 1990 (STF-1)							

The 1990 population of those under 18 years of age in Paso Robles is 29 percent, compared to 22 percent for the County and 27 percent for the state. The 29 percent for this age group in the City is an increase from 27 percent in 1980.

The 1990 population of those 18-64 years of age in Paso Robles is 57 percent, compared to 65 percent for the County and 64 percent for the state. The 57 percent for this age group in the City is a decrease from 59 percent in 1980.

The relative size of these age groups in the City may be explained as a combination of the following:

- As was previously discussed, during the 1980's, the City experienced substantial population growth that reflected an in-migration of households into the County, primarily from the Los Angeles metropolitan area. Because of

resource and policy constraints in other parts of the County, the City provided entry-level housing for much of the County. Entry-level housing is often purchased by households that plan to have children or that have children who are less than 18 years old.

- The presence of California Polytechnic University, Cuesta Community College, and the majority of employment opportunities in the County within the San Luis Obispo area tends to raise the population of the 18-64 age group in that area and lower it in other areas.

The percentages of the population of those 65+ years of age remained constant within Paso Robles, the County and the State between 1980 and 1990.

The City's "under 18" and 65+ age groups are respectively 3 to 4 percent larger than those for the State; the City's 18-64 age group is 7 percent lower than that for the state. This may be explained by the relative shortage of higher income levels of employment in the San Luis Obispo County.

Age distribution data can be very helpful in planning both the type and location of housing that needs to be provided in the future. The elderly, for example, represent a major portion of the population that is likely to be dependent on public transportation. Housing for the elderly, therefore, should whenever feasible be located near transit routes.

2. HOUSEHOLD CHARACTERISTICS

A household includes all the persons who occupy a housing unit (house, apartment, mobile home, group of rooms or a separate room occupied as separate living quarters. Separate living quarters are those in which the occupants live and eat separately from any other persons in the building and which have direct access from the outside of the building or through a common hall. The occupants may be a single family, one person living alone, two or more families living together, or any other group of related or unrelated persons who share living arrangements. By definition, the number of households and number of occupied dwelling units is the same.

It should be noted that not all of the population lives in households. A very small percentage lives in group quarters such as nursing homes and the California Youth Authority facility.

A survey of household characteristics is useful to determine household trends and the number of "Special Needs" households, all of which can impact planning needs.

2.1 Number and Size of Households

Table 4 shows the number and average size of City households 1980 and in 1990. For the sake of comparison, this table also shows the average size of households in the County and in the State for both years. The State Department of Finance estimates that there were 7,343 households in the City as of January 1, 1994.

TABLE 4
HOUSEHOLD NUMBER AND SIZE

	1980	1990
Population (City)	9,163	18,583
Population in Households (City)	9,102	18,529
Population in Group Quarters (City)	61	54
Number of Households (City)	3,631	6,984
Average number of persons/household (City)	2.51	2.65
Average number of persons/household (County)	2.51	2.53
Average number of persons/household (State)	2.68	2.79

Source: US Census: 1980 and 1990 (STF-1)

Between 1980 and 1990, the average size of households in the City grew from 2.51 persons to 2.65 persons. During this period, the average size of households in the state grew from 2.68 persons to 2.79 persons. The largest factor believed to contribute to this growth in average household size is family formation by persons born during the "post war baby boom" (generally 1945-1960).

For planning purposes, it is assumed that the average size of households will remain constant over the next 20 years (i.e., until 2010). However, as the baby boom population nears the end of its child-bearing years, there may begin to be some reduction in average household size. Since the State housing element law (Government Code Section 65588) and the City's General Plan (Program under Policy OA-2) call for the Housing Element and General Plan to be updated every 5 years, this assumption will be reevaluated regularly and can be adjusted if necessary.

2.2 Types of Households

Table 5 shows the types of households, i.e., whether households consist of 1 person, families (2 or more related persons) or non-families (2 or more non-related persons) for the City in both 1980 and 1990. Family households are further delineated as to whether they consist of a married couple or single male or female parent and whether or not children live within the household.

TABLE 5
TYPE OF HOUSEHOLD

	1980		1990	
	# HH	Pct	# HH	Pct
1 Person Households				
Male.....	343	9.5	662	9.6
Female.....	574	15.8	964	13.8
2+ Person Households				
Family Households				
Married Couple				
With related children.....	2,082 *	57.3	1,889	27.0
Without related children..	}		1,975	28.3
Other Family Households				
Male householder				
With related children...	} 72 *	2.0	196	2.8
W/O related children....	}		113	1.6
Female householder				
With related children...	} 392 *	10.8	588	8.4
W/O related children....	}		222	3.2
Non-Family Households				
Male householder.....	110	3.0	231	3.3
Female householder.....	58	1.6	144	2.0
Total	3,631	100.0	6,984	100.0

* The City's 1980 Census records show only the total number of family households by type; they do not show a break down of "Other Family" households by those with and those without related children.

Source: US Census: 1980 and 1990 (STF-1)

The breakdown of household types appears to be fairly similar in both 1980 and 1990. The most significant changes are the 2.4 percent increase in male-headed single-parent households, 2.0 percent decrease in female single-person households, and 2.0 percent decrease in married couple households.

2.3 Household Income

Table 6 shows the profile of household incomes for the City, County and State in 1989 (from the 1990 Census). From this table, it can be seen that the City trails the County and State in household income.

Table 7 shows City income divided into the four state-defined categories of Very Low Income, Low Income, Moderate Income and Upper Income. These categories are defined relative to the regional median income. For communities in San Luis Obispo County, the regional median income equals that for the County as a whole. Very Low Income is defined as less than 50 percent of the regional median; Low Income as 50 - 80 percent of the regional median; Moderate Income as 80 - 120 percent of the regional median; and Upper Income as more than 120 percent of the regional median.

State Law requires that the City's share of the regional need for affordable housing be calculated for each of these income categories.

TABLE 6
1989 HOUSEHOLD (HH) INCOME

<u>Income Range (\$)</u>	<u>City</u>		<u>County</u>	<u>State</u>
	#HH	% of HH	% of HH	% of HH
0 - 4,999	238	3.4	4.1	3.8
5,000 - 9,999	666	9.6	8.3	7.6
10,000 - 14,999	764	11.0	9.1	7.4
15,000 - 24,999	1,372	19.7	18.1	15.1
25,000 - 34,999	1,143	16.4	16.5	14.7
35,000 - 49,999	1,416	20.3	18.7	18.1
50,000 - 74,999	1,108	15.8	15.5	18.3
75,000 - 99,999	186	2.7	5.3	7.6
100,000+	83	1.1	4.4	7.4
Total	6,976	100.0	100.0	100.0
Median HH Income	\$29,054		\$31,164	\$35,798

Source: US Census: 1990 (STF-3)

TABLE 7
INCOME CATEGORIES FOR HOUSEHOLDS (HH)

	<u>1979</u>		<u>1989</u>		
	Household Income (\$)	% of HH	Household Income (\$)	#HH	% of HH
Regional * Median	\$14,805		31,164		
Paso Robles Median	\$14,955		29,054		
Very Low Income		21	0 - 15,582	1,748	25
Low Income		18	15,583 - 24,931	1,282	18
Moderate Income		18	24,932 - 37,397	1,379	20
Upper Income		43	37,398+	2,567	37
Total		100		6,976	100

* Regional = County of San Luis Obispo

Source: US Census: 1980 and 1990 (STF-3)

TABLE 8
HOUSEHOLDS BELOW POVERTY STATUS
BY AGE OF HOUSEHOLDER AND BY HOUSEHOLD TYPE

Household Type	<u>1979</u>				<u>1989</u>			
	<u>15-64</u>		<u>65+</u>		<u>15-64</u>		<u>65+</u>	
	#HH	Pct of All HH	#HH	Pct of All HH	#HH	Pct of All HH	#HH	Pct of All HH
<u>Family Households</u>								
Married couple.....	}		}		206	3.0	38	0.5
Male Householder....	166 *	4.6	12 *	0.3	18	0.3	0	0.0
Female Householder.	}		}		294	4.2	7	0.1
<u>Non-Family HH's</u>								
Living Alone.....	}		}		113	1.6	56	0.8
Not Living Alone...	113	3.1	52	1.5	41	0.6	0	0.0
Total	279	7.7	64	1.8	672	9.7	101	1.4

* The 1980 Census information available to the City indicates that 100 of the 178 poverty status family households (2.8% of all households) were headed by female householders. This information did not include a breakdown by age of householder. Additionally, this information did not include a breakdown of other subcategories of family and non-family households.

Source: US Census: 1980 and 1990 (STF-3)

Table 8 shows the number of households below the poverty line in both 1979 and 1989. It should be noted that the percentage of poverty status households increased from 9.5 percent in 1979 to 11.1 percent in 1989. The dollar amount of the threshold for Poverty Status varies with the number of persons in a household. The nationwide average poverty threshold for a family of four persons was \$12,674 in 1989.

3. EMPLOYMENT CHARACTERISTICS

Tables 9-12 show the employment characteristics of the population per the 1980 and 1990 Census. It should be noted that employment figures for City residents do not indicate the place of employment. That is, these figures do not give an indication of the number of jobs available within City limits. According to the responses of the "Citizen Involvement Questionnaires" mailed to City residents in 1988 and 1990, approximately 70 percent of the City's resident labor force works within City limits and 30 percent works outside of City residents. Additionally, many County residents work within City limits.

TABLE 9
CITY LABOR FORCE

	1980	1990
<u>In Labor Force</u>		
Armed Forces	46 (1% *)	93 (1% *)
Civilian Employed	3,925	7,815
Civilian Unemployed	259 (6.1% *)	555 (6.6% *)
Total in Labor Force	4,230 (46% **)	8,463 (45% **)
<u>Not In Labor Force</u>	2,728 (30% **)	5,089 (27% **)
Eligible population ***	6,958	13,552

* of labor force

** of total population

*** Persons 16 years and over

Source: US Census: 1980 and 1990 (STF-3)

Tables 10-12 show County employment figures as well as City figures in order to give an indication of the sectors, occupations and class of worker of the 30 percent of City residents working outside of City limits.

TABLE 10
EMPLOYMENT OF CITY RESIDENTS * BY SECTOR

Industry	1980		1990	
	Pop.	Pct.	Pop.	Pct.
Agriculture, Forestry, Fisheries & Mining.....	454	11.6	721	9.2
Construction.....	328	8.4	964	12.3
Manufacture of Non-Durable Goods...	199	5.1	319	4.1
Manufacture of Durable Goods.....	443	11.3	677	8.7
Transportation.....	122	3.1	178	2.3
Communications & Public Utilities..	112	2.8	244	3.1
Wholesale Trade.....	77	2.0	139	1.8
Retail Trade.....	777	19.8	1,342	17.2
Finance, Insurance & Real Estate...	193	4.9	365	4.7
Business & Repair Services.....	184	4.7	293	3.7
Personal, Entertainment & Recreation Services.....	214	5.4	356	4.5
Health Services.....	219	5.6	467	6.0
Educational Services.....	228	5.8	630	8.0
Other Professional & Related Svcs..	126	3.2	474	6.1
Public Administration	249	6.3	646	8.3
Total	3,925	100.0	7,815	100.0

TABLE 10A
EMPLOYMENT OF COUNTY RESIDENTS * BY SECTOR

Industry	1980		1990	
	Pop.	Pct.	Pop.	Pct.
Agriculture, Forestry, Fisheries & Mining.....	5,252	8.4	6,109	6.3
Construction.....	5,475	8.7	8,853	9.1
Manufacture of Non-Durable Goods...	1,872	3.0	3,169	3.3
Manufacture of Durable Goods.....	3,815	6.1	4,710	4.8
Transportation.....	1,765	2.8	2,393	2.5
Communications & Public Utilities..	2,489	4.0	4,117	4.2
Wholesale Trade.....	1,558	2.5	2,394	2.5
Retail Trade.....	12,422	19.8	20,011	20.5
Finance, Insurance & Real Estate...	3,346	5.3	5,443	5.6
Business & Repair Services.....	2,342	3.7	4,554	4.7
Personal, Entertainment & Recreation Services.....	3,648	5.8	6,048	6.2
Health Services.....	4,829	7.7	7,681	7.9
Educational Services.....	7,181	11.5	9,394	9.6
Other Professional & Related Svcs..	2,706	4.3	6,454	6.6
Public Administration	4,040	6.4	6,087	6.2
Total	62,740	100.0	97,417	100.0

* Employed persons 16 years and over

Source: US Census: 1980 and 1990 (STF-3)

TABLE 11
EMPLOYMENT OF CITY RESIDENTS * BY OCCUPATION

Occupation	1980		1990	
	Pop.	Pct.	Pop.	Pct.
Executive, Admin. & Managerial....	312	7.9	741	9.5
Professional Specialty.....	336	8.6	813	10.4
Technicians & Related Support....	69	1.7	279	3.5
Sales.....	417	10.6	975	12.5
Admin. Support, incl. Clerical....	560	14.3	939	12.0
Private Household.....	26	0.7	20	0.3
Protective Service.....	82	2.1	270	3.4
Service, except Protective & Household.....	486	12.4	898	11.5
Farming, Forestry & Fishing.....	200	5.1	529	6.8
Precision Production, Craft & Repair Services.....	756	19.3	1,252	16.0
Machine Operators, Assemblers....	405	10.3	548	7.0
Transportation & Material Moving..	133	3.4	249	3.2
Handlers, Equipment Cleaners, Helpers & Laborers	143	3.6	302	3.9
Total	3,925	100.0	7,815	100.0

TABLE 11A
EMPLOYMENT OF COUNTY RESIDENTS * BY OCCUPATION

Occupation	1980		1990	
	Pop.	Pct.	Pop.	Pct.
Executive, Admin. & Managerial....	6,022	9.6	10,509	10.8
Professional Specialty.....	8,588	13.7	14,326	14.7
Technicians & Related Support....	1,647	2.6	3,685	3.8
Sales.....	6,642	10.6	12,582	12.9
Admin. Support, incl. Clerical....	8,430	13.5	13,307	13.7
Private Household.....	315	0.5	400	0.4
Protective Service.....	1,280	2.0	2,632	2.7
Service, except Protective & Household.....	9,231	14.7	13,334	13.7
Farming, Forestry & Fishing.....	4,231	6.7	4,804	4.9
Precision Production, Craft & Repair Services.....	9,232	14.7	11,975	12.3
Machine Operators, Assemblers....	2,719	4.3	3,288	3.4
Transportation & Material Moving..	2,300	3.7	2,739	2.8
Handlers, Equipment Cleaners, Helpers & Laborers	2,103	3.4	3,836	3.9
Total	62,740	100.0	97,417	100.0

* Employed persons 16 years and over

Source: US Census: 1980 and 1990 (STF-3)

Table 10 shows a 2.4 percent decrease in agriculture and related sector jobs between 1980 and 1990. This is believed to be a result of population growth with new residents working primarily in construction, which showed an increase of 3.9 percent, and services (including public administration), which showed increases of 2.0 to 2.9 percent. In this period, a 2.6 percent decrease in the percentage of jobs related to the manufacturing of durable goods was indicated. Contributing to this decrease is believed to be the down-sizing of local facilities by CTS (electronic switch manufacturing) and the closing of Syndicate Store Features (retail display case manufacturing) in the late 1980's.

Table 10 also shows a 2.6 percent decrease in retail jobs. This is believed to be a result of leakage of sales of comparison goods to regional commercial markets in Santa Maria and San Luis Obispo, which developed in the 1980's. This leakage is documented in a market study prepared for the City in 1990 by Nudelman Associates.

It should be noted that the City's Economic Development Office maintains a list of manufacturing firms located within the City and that this list has indicated that the total number of employees for these firms has ranged between 1,700 and 1,900 between 1989 and 1993. The census data in Table 10 indicates that there were a total of 996 City residents employed in the manufacturing of durable and non-durable goods in 1990. The disparity between the City's list and census data is probably explained by overlap in sectors. For example, an employee for Beckman Instruments or Surgitek, both of which manufacture(d) goods for the health industry, may have answered the census questionnaire as having worked in health services.

Table 11 indicates an increase, between 1980 and 1990, in executive/ management, professional specialty, technicians, and sales occupations. It is believed that these occupations are mostly within the service sectors, which have increased with population. Also increasing in this period are farming occupations, which may be attributable to the emergence of the wine industry in the North County during the 1980's.

Table 11 indicates a decrease in administrative support, precision production and machine operator occupations. This was probably most affected by the down-sizing of CTS and loss of Syndicate Store Features.

Table 12 indicates that a 2 percent increase in state government employees between 1980 and 1990. This is believed to be largely a result of increase in school districts' facilities in response to population growth and by expansion of state correctional facilities: three of which are located in the county and the Avenal prison located in adjacent Kings County. Also during this period, a 2 percent increase in self-employed persons and a 5 percent decrease in private wage and salary jobs occurred. This is thought

to be related mostly to retail sales leakage, the down-sizing of CTS, and the loss of Syndicate Store Features.

TABLE 12

CLASS OF WORKER

Class of Worker *	CITY				COUNTY							
	1980	#	Pct	1990	#	Pct	1980	#	Pct	1990	#	Pct
Private Wage & Salary	2,895	73		5,341	68		40,511	64		64,001	65	
Self-Employed	377	10		913	12		7,924	13		12,639	13	
Federal Government	87	2		244	3		1,115	2		1,550	2	
State Government	282	7		732	9		7,109	11		10,115	10	
Local Government	260	7		546	7		5,615	9		8,341	9	
Unpaid Family Worker	24	1		39	1		466	1		771	1	
Total	3,925	100		7,815	100		62,740	100		97,417	100	

* Employed persons 16 years and over

Source: US Census: 1980 and 1990 (STF-3)

In the early 1990's, the City experienced the loss of two major employers: CTS, which, after downsizing its local operations in the 1980's, moved them to Thailand, and Surgitek (breast implant manufacturing), which closed its local operation. A total of about 450 manufacturing jobs were lost.

Goals #1 and 2 of the General Plan (stated in the Land Use Element adopted in August, 1991) call for the City to recruit and retain businesses and to be the North County commercial retail center. The City is working diligently to attract more employment-generating businesses, particularly those demanding skilled labor.

In 1992, the City attracted such manufacturing businesses as Hogue Grips (pistol grips), Cognitive Solutions (bar code reading devices) and several other small firms. Additionally, in the early 1990's, several local firms such as Appoint (computer mice), Automated Structures (prefabricated homes), Chemron (chemical products), Applied Navigational Devices (high-tech drilling sensors) and Paris Precision Products (sheet metal fabrication) have expanded their operations and it appears that the jobs lost with CTS and Surgitek will be replaced by 1994.

4. JOBS/HOUSING BALANCE

The concept of jobs/housing balance is that, within an area, balance is achieved when each person working in the area would also be able to afford to live in that area (and vice versa).

This concept has its origin in metropolitan areas such as Los Angeles and the San Francisco Bay area where housing prices within relatively short commuting distances of employment centers were too expensive for the majority of employees. As a result, employees either had to commute long distances, increasing impacts to traffic, air quality and energy usage, or had to overpay for whatever housing may be available.

As was mentioned in the previous section, the Citizen Involvement Questionnaires (CIQ's) conducted in 1988 and 1990 revealed that approximately 30 percent of the City's work force commutes out of the City to work, and these numbers are generally off-set by an equal amount of in-bound workers. Hence, in Paso Robles, there is an imbalance not in total numbers but rather in the location of employment; the City does not have the specific mix of jobs and/or enough well-paying jobs in its own employment centers to keep its residents from having to commute to employment centers located outside of the City.

In the General Plan Goals and Land Use Element policies and programs, the City has indicated that it wishes to encourage the provision of well-paying jobs for its residents so that their quality of life is enhanced (i.e., they can afford suitable housing and do not have to commute) and so that impacts to traffic, air quality and energy usage are minimized.

Goal #1 calls for the City to retain and recruit businesses. Goal #3 calls for the City to maintain or improve the quality of life for all citizens through an effective resource management system and that among the resources to be measured and managed is a jobs/housing balance, based on the City taking steps to maintain employment opportunities in balance with anticipated residential development, precluding the need for citizens to commute to remote locations to seek "head of household" jobs.

Land Use Element Policy OA-11 and one of its supporting programs calls for the City to prepare and adopt an economic development strategy that strives to maintain a jobs/housing ratio for the City's market area between 1.1 and 1.5 with a target of 1.3. The ratio of 1.3 recognizes that a significant proportion of the community are retirees and that a relatively large number of households have second wage earners.

In 1990, according to the US Census (STF-3), 7,908 City residents were employed and 6,796 dwelling units were occupied. The ratio between these two is 1.13 jobs per unit. It should be noted that this ratio at best gives only a "ballpark" estimate of the jobs/housing balance. A more-precise indication of this balance would entail a model that should account for the following factors:

- Average number of workers per household in an area;

- Number of households without workers (e.g. retired) in an area;
- A comparison of wages and salaries to housing prices (affordability);
- Area boundaries relevant to employment centers rather than jurisdictional boundaries. A common term for such areas is "commute-shed". In other words, jobs/housing balance would not be calculated for the City but rather for the commute-shed of its employment centers.

There are presently several jobs/housing models that have been proposed. However, the concept is still relatively new and there does not yet appear to be any generally agreed-upon formula for measuring such a balance. Two of such models are as follows:

- In December, 1987, the State Department of Housing and Community Development (HCD) issued a paper which proposed that the ideal number of dwelling units in an area equal:

$$\frac{\text{total jobs}}{\text{workers per household}} \times (1 + \text{desired vacancy rate})$$

Where "total jobs" equals the number of jobs at build-out.

- In 1990, the Planning Staff of San Luis Obispo County recommended that jobs/housing balance be expressed as:

$$\frac{\text{number of employees}}{\text{number of employed residents.}}$$

HCD's model does not appear to address households without workers or affordability of dwelling units; the County's does not appear to address the number of workers per household or affordability.

In 1990, legislation was passed to adopt Government Code Sections 65890.1, 65890.3 and 65890.5, which call for HCD to develop a Jobs/Housing Balance Guidebook. As of April, 1993, this guidebook has not yet been completed.

Should a more-detailed jobs/housing balance study be determined to be necessary for policy making purposes at either the City or County level, it would seem that the best agency to sponsor such a study would be the San Luis Obispo Council of Governments (SLOCOG), because of its role in preparing regional plans for housing and transportation.

III HOUSING STOCK CHARACTERISTICS

A primary task of the Housing Element involves evaluating the present housing supply in terms of its ability to meet the needs of the community. The housing supply must be assessed by type and tenure of units, housing stock conditions, and vacancy rates.

1. HOUSING STOCK PROFILE

Table 13 shows the composition of the City's housing stock by type of housing for both 1980 and 1990. This table shows that, according to the US Census, there were a total of 3,986 dwelling units in 1980 and 7,599 dwelling units in 1990. Table 14 shows new construction (building permits issued) by housing type between 1980 and 1992. From this table, it can be determined that, between 1980 and 1989 inclusive, the average annual growth of housing was 345 dwelling units per year.

TABLE 13
HOUSING UNIT TYPE AND VACANCY

Housing Type	1980			1990		
	Total # du	% of All du	Vacancy Rate	Total # du	% of All du	Vacancy Rate
Single Fam. Detached	2,479	62.2	5.8	4,412	58.1	8.2
Single Fam. Attached	415	10.4	25.8	769	10.1	3.4
2-4 units/structure	414	10.4	7.3	981	12.9	8.7
5+ units/structure	567	14.2	11.5	1,113	14.6	11.5
Mobile homes	111	2.8	9.0	324	4.3	4.9
Total	3,986	100.0	8.9	7,599	100.0	8.1

NOTE: "du" denotes dwelling units.

Source: STF-1 for 1980 and 1990 Censuses.

The greatest part of the housing stock is in single family dwelling units (both detached and attached). However, it should be noted that the percentage of single family housing has decreased from 80 percent in 1970 (1970 Census) to 72 percent in 1980, and further to 68 percent in 1990.

Between 1980 and 1990, the City experienced a 2.5 percent increase in the amount of multiple family housing in duplex, triplex and fourplex configurations and a 1.5 percent increase in the amount of mobile homes.

TABLE 14
NEW HOUSING CONSTRUCTION 1980-1993

Year	SF&MH	HOUSING TYPE			Net du Added
		2-4 du/struc	5+ du/struc	Moved/Demo'd	
1980	226	26	16	-1	267
1981	127	15	30	-3	169
1982	30	14	48	-2	90
1983	250	40	158	-2	446
1984	111	88	114	0	313
1985	249	109	156	0	504
1986	321	27	56	-9	395
1987	188	0	440	0	628
1988	276	3	0	-5	274
1989	368	0	0	-4	364
1990	136	0	40	-9	165
1991	63	2	0	-8	57
1992	73	0	0	-1	72
1993	62	4	0	-5	61

NOTE: "SF&MH" denotes single family and mobile homes; "du" denotes dwelling units.

Source: City Building Records (Building Permits Issued)

As was previously mentioned in the discussion of population characteristics, if the City grows to the degree anticipated in the Land Use Element's population growth target of 35,000 in the year 2010, an average of 311 dwelling units would need to be developed per year between 1993 and 2010. Several economic forecasts have pointed to a need for more affordable housing in the decade of the 1990's. This need could result in greater amounts of single family attached and multiple family housing units be built in the forthcoming decade.

2. HOUSING TENURE

Tables 15 and 15A indicate tenure (i.e. owner-occupancy vs renter-occupancy) by types of unit for 1980 and 1990. In this period, the percentage of ownership of single family housing (both detached and attached) increased substantially as did ownership of mobile homes. Ownership of units in multiple family housing decreased and the overall effect is that the percentage of ownership of all units increased by only 0.7 percent.

According to the US Census, in 1980, 20 units (0.5 percent of all units) were used for seasonal, occasional or uses other than year-round primary dwellings. In 1990, 53 units (0.7 percent of all units) were so used.

TABLE 15
1980 HOUSING UNIT TYPE AND TENURE

Housing Type	Total # du	Owner-Occupied # du	Pct.	Renter-Occupied # du	Pct.
SF Detached	2,336	1,701	72.8	635	21.2
SF Attached	308	108	35.1	200	64.9
2-4 units/structure	384	51	13.3	333	86.7
5+ units/structure	502	51	10.2	451	89.8
Mobile homes	101	74	73.3	27	26.7
Total	3,631	1,985	54.7	1,646	45.3

TABLE 15-A
1990 HOUSING UNIT TYPE AND TENURE

Housing Type	Total # du	Owner-Occupied # du	Pct.	Renter-Occupied # du	Pct.
SF Detached	4,052	3,093	76.3	959	23.7
SF Attached	743	443	59.6	300	40.4
2-4 units/structure	896	26	2.9	870	97.1
5+ units/structure	985	38	3.9	947	96.1
Mobile homes	308	266	86.4	42	13.6
Total	6,984	3,866	55.4	3,118	44.6

NOTE: "SF" denotes single family; "du" denotes dwelling units.
 All du listed in the above tables are occupied units.

Source: US Census: 1980 and 1990 (STF-1)

Table 16 gives an indication of tenure of residential condominiums based on assessor's rolls information about Home Owners Exemption and the mailing address of the owner. Based on the information in this table, between 72 and 79 percent of the City's condominium units presently (1992/93) appear to be being used as rental units.

TABLE 16
TENURE OF RESIDENTIAL CONDOMINIUMS

<u>Project Name and/or Location</u>	# du	Owner w/HOX	On-site Owner w/o HOX
SEC 34th & Oak Streets	8	0	0
3121 & 3141 Spring Street	32	6	3
2202-2248 Pine Street	22	0	0
2004-2030 Pine Street	12	1	0
604-632 - 4th Street	7	0	0
Riverview: 115-137 Olive Street	12	2	1
714 Tanner Drive	20	12	5
Alder Creek: Niblick at Nicklaus	96	0	0 *
Golf Course: Flag Way & Green Ct.	75	32	4
Oak Meadows: e/s Creston at Lana	139	72	28
<u>Quail Run Mobile Home Subdivision</u>	<u>173</u>	<u>0</u>	<u>0 **</u>
Total	596	125	41
Percentage	100%	21%	7%

Source: 1992/1993 Assessment Roll for San Luis Obispo County

NOTES:

- * This project is a converted apartment development whose units became available for sale in September, 1992.
- ** This project is a converted mobile home park whose spaces became available for sale in September, 1991. An additional 137 units/lots have been approved for a 2nd phase.
- HOX denotes Home Owners Exemption.
- On-site owner w/o HOX means that the assessor's rolls indicates that the owner's mailing address is the same as the unit/lot's but that the owner does not have a Home Owners Exemption..
- In all of the above projects, each dwelling unit (du) is located on its own lot. There are no residential "air space" condominiums in the City.
- All are townhouse/single family attached style condos except Oak Meadows, which is a single family detached development with common open space and recreational areas and private streets and Quail Run, which is a mobile home subdivision with common recreational areas and private streets.

3. AGE AND CONDITION OF HOUSING

The age of housing in the City is an important characteristic of supply because it indicates the relative condition of housing. Many federal and State programs use age of housing to determine housing needs and the availability of funds for housing and/or community development. For those purposes, the most significant measure of the age of housing is the number of units built before 1940.

In 1993, 592 units, or 7.4 percent of the housing stock, were built prior to 1940 and are, therefore, older than 50 years (see Table 17). Within this age range the need for maintenance and/or significant rehabilitation improvements is greatly increased due to normal deterioration.

TABLE 17
AGE OF HOUSING STRUCTURES

<u>Period</u>	<u># du</u>	<u>% of all du</u>
1990 - 1992	398	4.9
1989 - March 1990	360	4.5
1985 - 1988	1,675	20.8
1980 - 1984	1,654	20.6
1970 - 1979	1,308	16.2
1960 - 1969	562	7.0
1950 - 1959	833	10.3
1940 - 1949	665	8.3
<u>1939 or earlier</u>	<u>592</u>	<u>7.4</u>
Total	8,047	100.0

Median Year: 1980

Source: 1990 Census, STF-3; State Dept of Finance

Normally the design life for major components of an average quality housing structure range from twenty to thirty years for such items as roofing, plumbing, landscaping, paving and electrical. In 1992, 2,652 units or 33 percent of all units were between 20 and 50 years of age.

The replacement or major refurbishment of such components within the above timeframe normally should be undertaken in order to maintain a decent and safe place to live. In contrast, housing units less than 20 years of age are not as likely to require major rehabilitation improvements. In 1992, 5,395 or 67 percent of the existing housing stock is less than 20 years old.

In February 1988, as part of its application for Community Development Block Grant (CDBG) funds for rehabilitation, the City contracted with Peoples' Self-Help Housing Corporation to undertake a citywide Housing Conditions Survey. The team conducted a visual examination of the City's housing stock, evaluating exterior conditions on a unit-by-unit basis. Each housing unit was designated as either sound, deteriorated or dilapidated.

The results of the survey indicated that 1,188 units (19.0 percent of the City's housing stock in 1987) were deteriorated and suitable for rehabilitation. An additional 30 units (0.5 percent of the City's housing stock) were considered dilapidated with respect to basic structural elements of the dwelling unit such that rehabilitation may not be cost-effective.

In order to obtain more detailed housing and population data concerning the occupants of Paso Robles' deteriorated housing stock, a door-to-door survey was conducted during late February and early March 1988 by Peoples' Self-Help Housing Corporation. From a city-wide universe of 1,188 homes identified as needing rehabilitation in the Housing Condition Survey, a 50 percent sample size of 594 substandard dwelling was used. From this sample size, 297 responses were obtained (50 percent response rate).

The primary purpose of the survey was to better determine income levels, housing affordability, overpayment and tenure of households occupying housing identified as deteriorated in the Housing Conditions Survey. The Survey results clearly document that the City is in serious need of a publicly-sponsored housing rehabilitation program due to the low-income occupancy of the substandard units and these households' general inability to pay for or borrow conventionally for the extensive repairs required on their homes.

Income: 49 percent (582) of the City's 1,188 deteriorated units are occupied by low income households (earn less than 80 percent of the County area median income). 21 percent (250) of these households are very low-income (earn less than 50 percent of the County area median income). The median annual income for Targeted Income Group residents occupying deteriorated housing is \$12,000 (\$1,000 per month), which is only 38 percent of the 1987 County area median income of \$31,600.

Housing Affordability: 70 percent of the low-income households occupying substandard dwelling units are overpaying for housing (pay in excess of 25 percent of their Gross Monthly Income for housing).

Tenure: 43 percent of the low-income housing units needing rehabilitation are owner occupied and 57 percent are renter-occupied. 85 percent of the low-income occupied dwellings needing rehabilitation are single-family units, while 15 percent are multi-family units, indicating that a significant portion of the City's deteriorated, single-family housing stock is renter-occupied.

Elderly Occupancy: 38 percent of the City's low-income occupied deteriorated units are occupied by senior citizens, with the head of household being over age 62.

Handicapped/Disabled Occupancy: 24 percent of the City's low-income occupied deteriorated dwelling are occupied by handicapped or disabled households.

Housing Conditions: Of the income-eligible households surveyed, 92 percent reported problems with their home. Only 8 percent reported having no problems as listed on the survey sheet. The remainder reported having from 1 to 12 problem areas. These problem areas and percentage of households responding positively to that area are as follows:

- 57% - deteriorated paint
- 50% - cracks in walls or ceilings
- 40% - leaky or deteriorated roof
- 36% - broken or cracked windows
- 34% - inadequate heating
- 32% - no smoke alarm
- 25% - sewer trouble
- 24% - plumbing problems
- 19% - termites
- 17% - electrical problems
- 17% - broken/inadequate locks
- 16% - cracks in foundation
- 8% - other problems

As a result of the 1988 CDBG Grant, 33 single family homes and one 6 unit multiple family residential project received rehabilitation loans for low and very low income households; 4 single family homes received emergency repair grants. Additionally, loans funded by redevelopment housing set-aside monies were used to rehabilitate 7 single family homes in 1990-1991.

In 1991, the City applied for (and received) a second CDBG grant for rehabilitation. For the grant application, the 1988 Housing conditions survey was updated and showed that about 1,383 units (19 percent of the 7,281 units in 1991) was either in need of rehabilitation or was dilapidated. Funds for the 1991 CDBG grant were not received until September, 1992.

Therefore, despite the City's efforts to provide rehabilitation loans for low and very low income households, there remains a substantial amount of housing in need of rehabilitation.

4. VACANCY RATES

The vacancy rate within a given housing market is a valuable indicator of the availability of housing. From the viewpoint of a consumer, an ideal situation exists when there are enough vacant units to allow adequate selection opportunities for households seeking new shelter. The vacant units should also be evenly distributed across various housing types, sizes, price ranges and

locations within the City. According to State standards, a vacancy rate of over 5 percent indicates that adequate selection opportunities are available.

Table 13 shows that, according to the US Census, vacancy rates in Paso Robles appear to have remained relatively stable between 1980 and 1990, ranging between 8.9 and 8.1 percent. However, State Department of Finance annual population estimates indicated that rates dipped as low as 2.7 percent in 1986.

IV HOUSING NEEDS ASSESSMENT

1. AFFORDABILITY

Housing affordability relates to the required outlay of income for housing relative to total household income. The required cost of owning or renting a dwelling is determined by the availability, selection and price of housing in the market place. The relationship between cost and income provides a benchmark for determining future housing needs.

State Law (Health and Safety Code Sections 50052.5 and 50053) generally define affordable housing cost and affordable rent as not exceeding 30 percent of gross income. (Prior to 1991, the threshold was 25 percent.)

Land Use Element Policy RES-5 calls for the City to investigate and implement, as appropriate, opportunities to increase the supply of owner-occupied housing. Supporting programs for this policy call for the City to support Federal and State programs for enabling home ownership for low-moderate income households and households with special needs.

1.1 Owner-Occupied Housing

The University of California at Santa Barbara (UCSB) Economic Forecast Project states that home prices in the County rose dramatically in the late 1980's, as they did throughout the state, and peaked in 1990. Table 18 shows the median costs of housing for the City, County and State. The US Census data shows that the average cost of housing is less in Paso Robles than in the County and throughout the State. However, it should be noted that the median household income in the City is also lower than that for the County and the State. (See Table 11.) The data from the Paso Robles Board of Realtors shows that the median price of housing has declined since 1990.

The local rise in prices that was experienced in the late 1980's was fueled by households relocating to the County primarily from the Los Angeles Area. With the decline of the state economy in the early 1990's, particularly with the loss of aerospace jobs, the relocation from the metropolitan areas is expected to slow down dramatically. During the period of this Housing Element, it is unknown whether home prices will continue to decline, stabilize, or start to rise again. However, a dramatic change seems unlikely.

TABLE 18
MEDIAN PRICE OF NEW OWNERSHIP HOUSING

Housing Cost	1990	1991	1992	1993
City (Census)	\$154,000			
City (Bd Realtors)	\$150,000	\$146,500	\$139,000	\$137,000
County (Census)	215,300			
State (Census)	195,500			

Source: US Census: 1990 (STF-1); Paso Robles Board of Realtors

TABLE 19
HOME OWNERSHIP AFFORDABILITY AS A FUNCTION
OF INCOME AND MONTHLY HOUSING COSTS

Income	Maximum Payment	-----Affordable Price (\$1,000)-----					
		With 20% Down			With 5% Down		
		8%	9%	10%	8%	9%	10%
15,000	\$375	52	48	45	45	42	39
18,250 (VL)	455	64	59	55	54	51	47
20,000	500	70	65	60	60	56	52
25,000	625	87	81	75	76	70	65
29,200 (L)	730	102	95	88	88	85	76
30,000	750	105	97	90	91	84	78
34,050 *	855	119	110	102	104	96	89
35,000	875	122	113	105	106	98	91
40,000	1,000	140	130	120	121	112	104
43,800 (M)	1,095	153	142	132	133	123	114
45,000	1,125	157	146	135	136	126	117
50,000	1,250	175	162	151	151	140	130
55,000	1,375	192	185	166	167	154	143
60,000	1,500	210	194	181	182	168	156

NOTES:

1. Income listed is annual gross income.
2. Interest rates are annual percentage rates for 30 year fixed loans.
3. Maximum Payment does not exceed 30% of income and includes Principal, Interest, Taxes (0.013666 rate) and Insurance (0.0016 rate).

* = Median Income for Paso Robles in 1993.

VL = upper limit for very low income households.

L = upper limit for lower income households.

M = upper limit for moderate income households.

Source: US Census: 1990 (for income groups); income updated with inflation rates reported by UCSB Economic Forecast.

Table 19 shows the affordable price for ownership housing as a function of income. In conformance with the above reference to State Law, "affordable" means that households limit their housing costs to 30 percent of their gross income. In 1992, interest rates for 30 year conventional loans ranged between 8 and 9 percent. In 1993, they dropped as low as 7 percent but have since risen back to 8.5 percent in mid-1994. Rates between 9 and 10 percent were common in 1990 and early 1991 and could recur in the future. Therefore, scenarios for interest rates between 8 and 10 percent are shown. Down payments of 20 percent (conventional financing) and 5 percent (available with special programs) are shown.

The UCSB Economic Forecast Project cited inflation rates for Southern California of 5.9 percent for 1990, 4.1 percent for 1991; 3.6 percent for 1992; and 2.6 percent for 1993. Using these factors, the City's 1990 median income would be updated from \$29,054 to \$34,045. The income figures in Table 19 incorporate these adjustments.

In 1993, the median priced home (\$137,000) required a household income of \$40,000 for conventional financing (30 year loan at 8 percent interest with 20 percent down). Since \$40,000 is 117 percent of the estimated City's \$34,045 median income in 1993, the median-priced home is out of reach of most moderate-income households. However, in mid-1994, prices for new entry level homes are listed as starting at \$127,900 - \$131,900, which enables a larger percentage of moderate-income households to purchase a new home. Assuming an even distribution of household income across the moderate income range (\$18,250 - \$43,800), it is estimated that 676 or 46 percent of all moderate income households (in 1994) could afford a \$130,000 home and that 793 or 54 percent could not.

Many first-time homebuyers opt to purchase an existing home rather than a new home. In mid-1994, existing homes in such neighborhoods as Oak Meadows, Royal Oak Meadows, Sherwood Acres and near Melody Drive are being listed in the range of \$90,000 - \$120,000. Such prices are in the range of all moderate income households.

1.2 Rental Housing

Table 20 shows median contract and gross rents for the City, County and State in 1990. Table 21 shows recent rental rates for all types of housing in northern San Luis Obispo County. (Similar information specific to the City was not readily available.)

Using the maximum monthly payments for housing from Table 19, a comparison with the information in Table 21 would indicate the following:

TABLE 20
1990 RENTAL HOUSING COSTS

Type of Rent	City	County	State
Median Contract Rent	\$431/mo	\$510/mo	\$561/mo
Median Gross Rent *	\$497/mo	\$573/mo	\$620/mo

* Gross Rent includes the cost of contract rent plus the estimated cost of utilities.

Source: US Census: 1990 (STF-1 for contract rent; STF-3 for gross rent)

TABLE 21
LISTED MONTHLY RENT PRICES IN NORTH SAN LUIS OBISPO COUNTY
NOVEMBER 16, 1993 - MARCH 15, 1994

Type of Unit	Low	High	Average
Private Room	\$200	\$400	\$285
Studio apartment	300	475	397
1-bedroom apartment	325	595	490
2-bedroom apartment	425	650	513
1-bedroom house	500	700	600
2-bedroom house	625	975	840
3-bedroom house	650	900	792

NOTE: Rent prices were obtained from classified advertisements in local newspapers. The information does not indicate whether prices include utilities.

Source: The Classified Computer Rental Service (San Luis Obispo)

- Very low income households, which should not spend more than \$455 per month on housing, can generally only afford private rooms, studio apartments, and one-bedroom apartments. This situation tends to lead family households to overspend for housing or to double up and overcrowd units.
- Low income households, which should not spend more than \$730 per month on housing, can afford all types of apartments but can generally only afford one-and two-bedroom houses. This too can lead to overcrowding.

It should be noted that the above analysis is focused on the upper end of the income range of the very low and low income groups and does not consider variations in household size. For households positioned below the upper end of the income range and/or which are larger than the average of 2.65 persons, availability of affordable units will be more limited.

Generally, construction of new units that would have rents that are affordable to households with very low incomes is economically difficult without government assistance. Presently within City limits there are 366 units that were constructed and operate with government assistance. These units will be discussed in more detail in Section V.

Besides subsidized units, HUD offers rental assistance under its Section 8 program. Under this program, qualifying households obtain vouchers which may be used on certain certified units. Throughout San Luis Obispo County (including within the City), the Section 8 Program is administered by the Housing Authority of the City of San Luis Obispo. This Housing Authority reported that, as of July 1, 1994 in Paso Robles, there were 120 units under section 8 contracts and 102 families on the waiting list.

1.3 Summary: Affordability of Owner-Occupied and Rental Housing

Table 22 gives a composite picture of what types and prices of housing that the various income groups can afford.

The City's Economic Strategy (1993) recommended three objectives for construction of new affordable housing: (1) to create an inventory of 70 single family residential units per year that are affordable to moderate income households; (2) to create an inventory of 50 single family residential units per year that are affordable to low income households; and (3) to create an inventory of 50 subsidized rental units per year that are affordable to low and very low income households.

Table 23 identifies housing expenditures by owner and renter households at the various income levels. Low income owner and renter households generally paid higher percentages of their incomes for housing than did higher income owner and renter households.

1.4 Overpaying

From Table 23, it can be seen that 40 percent of all households, 49 percent of renter households, and 33 percent of homeowners are overpaying by spending more than 30 percent of their income for housing.

TABLE 22
HOUSING AFFORDABILITY BY INCOME GROUP

Income Group	% of All HH	Maximum Monthly Payment	Affordable Rental Types	Maximum Affordable Purchase Price 80% Loan	Maximum Affordable Purchase Price 95% Loan
Very Low	25	455	Studio Apartment 1 Bedroom Apartment	64,000	54,000
Low	18	730	2 Bedroom Apartment 2 Bedroom House	102,000	88,000
Moderate	20	1,095	All types of Apts and Houses	153,000	133,000
Upper	37	N/A	All types of Apts and Houses	N/A	N/A

NOTES:

1. It should be noted that the above analysis is focused on the upper end of the income range of the very low, low and moderate income groups and does not consider variations in household size. For households positioned below the upper end of the income range and/or which are larger than the average of 2.65 persons, the range of types of affordable rentals will be more limited and the maximum affordable purchase price will be lower.
2. Maximum Monthly Payments were adjusted upward from the 1990 census to 1992 using inflation factors reported in the UCSB Economic Forecast Project.
3. Maximum Affordable Purchase Price assumes a 30 year fixed-rate mortgage at 8 percent and that each household can raise the necessary down payment.
4. HH = Households.

Sources: US Census: 1990; UCSB Economic Forecast Project; The Classified Computer Rental Service (San Luis Obispo)

Again, it should be noted that the analysis for overpaying is focused on the upper end of the income range of the very low and low income groups and does not consider variations in household size. Therefore, there could be more households that are overpaying for housing than is indicated in the above analysis.

For Paso Robles as a whole, there appears to be some overpayment for housing despite lower housing values and gross rents than otherwise exist in the surrounding market area. The median gross rent in 1990 was \$497 per month compared to \$573 per month for San Luis Obispo County. (See Table 21.) According to the US Census, the median monthly housing cost in 1990 for homeowners with a mortgage was \$968 as compared to \$1,053 for the County.

TABLE 23

PERCENTAGE OF HOUSEHOLD INCOME (1989) SPENT ON HOUSING

Income Group	Rentals				Ownership			
	Total	HH Spending 30% or less for Housing	HH Spending 31% or more for Housing	Total	HH Spending 30% or less for Housing	HH Spending 31% or more for Housing		
	# HH			# HH				
Very Low	1,156	213 (18%)	943 (82%)	407	205 (50%)	202 (50%)		
Low	710	300 (42%)	410 (58%)	453	270 (60%)	183 (40%)		
Moderate	657	532 (81%)	125 (19%)	712	432 (61%)	280 (39%)		
Upper	538	527 (98%)	11 (02%)	1,835	1,377 (75%)	458 (25%)		
TOTAL	3,061	1,572 (51%)	1,489 (49%)	3,407	2,284 (67%)	1,123 (33%)		

NOTES:

1. It should be noted that the above analysis is focused on the upper end of the income range of the very low, low and moderate income groups and does not consider variations in household size. For households positioned below the upper end of the income range and/or which are larger than the average of 2.65 persons, the numbers and percentages of affordable units will be lower.
2. Housing Costs consist of gross rents, which includes utilities, and "specified monthly owner costs", which include mortgage payments, taxes, insurance, utilities and, if applicable, homeowner association fees.
3. The 1990 Census information on rents and mortgages was taken from a smaller universe (6,563 households) than the total number of households (6,976). Of the 6,563 households, gross rents and specified monthly owner costs for 95 households were "not computed" and, therefore, are not shown in the above table.
4. HH = Households

Source: US Census: 1990 (STF-3)

2. OVERCROWDING

In many cities overcrowding has occurred in an effort to reduce housing costs. This can result in impacts to City services and to the general quality of life. The US Census defines overcrowding as occurring when a household has more than 1.01 persons per room (excluding kitchens and bathrooms).

Table 24 shows the number and percentage of overcrowded units within the City in both 1980 and 1990. This table also shows the percentage of overcrowded units in the County and throughout the state in both years. From this table it can be seen that the percentage of overcrowded units has increased significantly during the 1980's at all levels. It is believed that this condition reflects the need for more affordable housing on a statewide basis.

TABLE 24
OVERCROWDED DWELLING UNITS

	<u>1980</u>				<u>1990</u>			
	total # du	total Pct.*	owner #du	renter #du	total # du	total Pct.*	owner #du	renter #du
City	135	3.7	39	96	554	7.9	117	437
County		4.2				6.0		
State		7.4				12.3		

* Pct. = Percentage of all occupied dwelling units

Source: US Census: 1980 and 1990 (STF-1)

3. REGIONAL HOUSING NEEDS

State Law requires the City to analyze existing and projected housing needs for all income levels and that these needs shall include the City's share of regional housing needs. Per Government Code Section 65584, the State Department of Housing and Community Development (HCD) determines the number of households to be assigned to each region and councils of government in turn allocate to the jurisdictions within a region the number of households they are to plan for accommodating.

On November 6, 1991, the San Luis Obispo Council of Governments (SLOCOG) adopted an HCD-approved Regional Housing Needs Plan (RHNP) that assigns the City's allocation of the regional housing need for the period January 1, 1991 to June 30, 1997. A copy of the RHNP (minus the methodology) is contained within Appendix B.

Table 25 shows the RHNP's estimated households by income group for the City. To provide housing for the 2,507 new households to be planned to reside in the City on July 1, 1997, the RHNP projects that 2,521 new dwelling units will need to be constructed. *

* The RHNP assumes that a certain amount of vacant housing units are needed to adequately serve the needs of households. According to the RHNP, 2,507 households would need 186 vacant units ($\pm 4\%$ vacancy rate for units for sale or rent plus 2.9% vacancy rate for units not available for sale or rent). The 186 vacant units would be offset by 172 existing units which are estimated to be presently surplus in the City's housing supply. The net effect is that 14 more new units than new households would be needed.

TABLE 25
ESTIMATED HOUSEHOLDS (HH) BY INCOME GROUP

Income Group	# HH on 1/01/91	Pct.	# HH on 7/01/97	Pct.	# HH to be added	Pct.
Very Low	1,722	24.0	2,368	24.5	646	25.8
Low	1,292	18.0	1,625	16.8	333	13.3
Moderate	1,507	21.0	2,076	21.4	569	22.7
Upper	2,656	37.0	3,615	37.3	959	38.2
Total	7,177	100.0	9,684	100.0	2,507	100.0

Source: San Luis Obispo Council of Governments Regional Housing Needs Plan adopted 11/06/91.

TABLE 26
NEW CONSTRUCTION NEEDS: 1/01/91 TO 6/30/97

Income Group	# du to be added	Pct.	Constructed Since 1/1/91	Remaining Need *	# du per yr
Very Low	650	25.8	40 **	610	174
Low	335	13.3	3 ***	332	95
Moderate	572	22.7	0	572	163
Upper	964	38.2	229	735	210
Total	2,521	100.0	272	2,249	642

* To be built between 1/1/94 and 7/1/97.

** Los Robles Terrace Senior Citizen Apartments (HUD Section 202 subsidized rent).

*** 1834 Park Street: 2 units added to R-3 lot with existing house; 227 Oak Street: 1 unit added to R-2 lot with existing house.

Source: City Building Records (Final Inspections)

Table 26 shows how the 2,521 units are to be divided among the four income groups. This table also shows the progress through 1992 toward meeting the regional need and indicates that construction of new housing will need to progress at a rate of 510 units per year between 1/1/93 and 6/30/97 in order to meet the regional need. In addition to new construction needs, the RHNP projects that 59 units are expected to be "lost" via conversion to nonresidential use or demolition and will need to be replaced. Between 1/1/91 and 12/31/93, a total of 35 units have been removed from the City's housing inventory:

- 24 units in trailers and small cabins, low income units, at Daniel's Mobile Home Park (which was purchased by Paso Robles Public Schools for expansion of Flamson Junior High School);
- 3 single family, low income dwellings (344 - 24th Street, 703 Vine Street, and 232 - 11th Street) (NOTE: All 3 units were in a dilapidated and dangerous condition.);
- 6 multiple family small cabins, low income units (2121 Pine Street) (NOTE: All 6 units were in a dilapidated and dangerous condition.);
- 1 multiple family, and moderate income unit (one of two detached units on a lot at 1725 Oak Street).

In this period, one single family, moderate income unit (728 Shannon Hill Drive) was demolished and replaced on-site; one single family moderate income unit (1616 Pine Street), which was demolished prior to 1/1/91, was replaced on-site; and one single family, low income unit (1022 - 19th Street) was demolished and replaced on-site with a moderate income unit.

The regional housing need, which calls for new construction at the rate of 642 units per year between 1/1/94 and 6/30/97, substantially exceeds both the 311 unit per year rate projected to meet the City's policy of evenly-distributing growth over the General Plan period through the year 2010 and the average of 345 units per year constructed between 1980 and 1989. Further, given vacancy rates of 8 - 8½ percent, which the City has experienced since 1990, there would seem to be little incentive for builders to construct homes, much less for financial institutions to provide loans, in those market segments that contribute the most to the vacancy rate.

It should be noted that HCD assigned the County as a whole more households to accommodate in the RHNP period than the County has historically received. Apparently, this is a product of the State's desire to equitably distribute its growth on a statewide basis. In its assignments of households to regions, there is no evidence that local resource limitations were considered by HCD. Further, with the recession of the early 1990's and loss of a substantial defense and aerospace industry jobs in the state, the factors which led to the housing demand in the 1980's, which were discussed in Section 1.1 (Historic Population Growth), and which apparently formed a basis for the growth projections are no longer valid.

Government Code Section 65583(b)(2) indicates that the State recognizes that the total identified housing needs may exceed available resources and a community's ability to satisfy this need within the content of general plan requirements. This section goes on to provide that quantified objectives required by Government

Code Section 65583(b)(1) need not be identical to the total housing needs but that the quantified objectives shall establish the maximum number of housing units by income category that can be constructed, rehabilitated, and conserved over a five year period.

On the other hand, Government Code Section 65583(c)(1) requires each jurisdiction to provide sufficient inventory of sites with zoning that permits owner-occupied and rental multiple family residential use by right (i.e., not subject to approval of a conditional use permit), including density and development standards that could accommodate and facilitate the feasibility of housing for the number of very low and low-income households indicated in the RHNP.

4. SPECIAL HOUSING NEEDS

The population groups with special needs include first-time home buyers, the elderly, female-headed households, disabled, persons in need of emergency housing (homeless), farmworkers, large households, and minority households.

4.1 First-Time Home Buyers/Employees of New or Expanding Businesses

Goal #1 of the General Plan calls for the City to support the operation of an effective business retention and recruitment program designed to improve the community's economic base including provisions for "head of household" jobs, a stable investment market, and increased retail sales and property tax revenues.

A key element to this goal is to have an adequate inventory of ownership housing that is affordable to the targeted work force, which consists of both existing residents and new residents relocating to the City to be employed with new or expanding businesses. Many in the work force are, or hopefully will become, first-time home buyers. Many relocating, previous homeowners will need housing that is essentially designed and priced for first-time home buyers.

Generally, first-time home buyers fall into the low and moderate income categories. As it was pointed out in the previous section about affordability, there is an urgent need for ownership housing that is affordable to low and moderate income households. The affordable price range for these income groups would be \$70,000 to \$150,000 with conventional financing (20 percent down, 30 year mortgage) at an annual interest rate of 8 percent.

In mid-1994, the least expensive single family detached housing being built was priced to start at about \$130,000. The City's Economic Task Force recommends that units with a sales price of \$90,000 to \$130,000 be targeted for future housing units.

It appears that some form of government assistance will be necessary to produce housing that is affordable to low and moderate income households. Non-monetary assistance that can be employed to reduce the price of housing could include such measures as:

- Allowing density bonuses so that the cost of land and infrastructure (streets, utilities) is spread out over more units, reducing each unit's share of such costs. State law provides that the City must offer a density bonus for housing projects that are intended to be occupied by qualified low (and very low) income households. For qualified moderate income households, the City has the option of granting a density bonus. The reserved units could be preserved for future resale to qualified low and moderate income households and protected from speculation by deed restrictions that regulate resale prices.
- Adoption of inclusionary zoning in which housing developers are required to provide a percentage of a project's units for qualified low and moderate income households. This may or may not be done in conjunction with a density bonus. The provided units could be preserved for future resale to qualified low and moderate income households and protected from speculation by deed restrictions that regulate resale prices.
- Streamlining the permit processing system to reduce the amount of time that housing projects are reviewed by the City. This would reduce developers' "up-front" costs that are later passed onto the buyer.

Monetary assistance could take place in a variety of forms such as the following:

- Federal and State housing programs such as Community Development Block Grants, Farmers Home Administration programs, which can be used to construct housing, infrastructure that serves housing, provide low-interest loans and down-payment assistance.
- Redevelopment: State Law requires that 20 percent of tax increment funds obtained via redevelopment projects be used for low and moderate income housing.
- Sweat-equity (self-help) programs in which homebuyers provide most of the labor for construction. Generally, this is coordinated by a non-profit housing developer such as People's Self Help Housing Corporation.

Land Use Element Policy RES-2 calls for the City to give particular priority to affordable housing, for both senior citizen and first-

time/entry level homeowners. Programs will be evaluated with the purpose and intent of providing a quality living environment at an affordable price, in locations that encourage use of existing facilities and services, and where possible, enhance revitalization efforts. Supporting programs for this policy call for the City to support Federal and State programs for enabling home ownership for low-moderate income households and households with special needs.

4.2 Elderly

Because of the format in which US Census information is available, the Housing Element considers the elderly population to consist of persons 65 years and over. It should be noted, however, that the minimum age of eligibility for subsidized housing for the elderly under Section 202 of the National Housing Act is 62 years or over.

Table 27 shows the numbers and percentages of householders 65 years and over for both 1980 and 1990 at the City, County and State levels. From this table it can be seen that the percentages of elderly population and households for the City are almost identical to the County but are well ahead of the State. This would indicate that the City and County have a higher percentage of retired persons than the State as a whole.

Table 27 also shows tenure of households headed by persons 65 years and over. The percentage of elderly homeowners in the City has risen substantially since 1980 from 63.3 to 76.4 percent. This percentage is behind the County (at 82.2 percent in 1990) but ahead of the State (at 72.5 percent in 1990). Moreover, this percentage is well ahead of the ownership rate for all households in the City, which is 55 percent (See Tables 16 and 16A).

According to the 1990 US Census (STF-3), in 1989, there were 531 elderly very low income households (7.9 percent of all households) and 354 elderly low income households (5.1 percent of all households). Table 12 showed that, in 1989, the City had 101 elderly households (1.4 percent of all households) that were below the poverty line.

There are presently 84 apartment units in the City that provide subsidized rents for the elderly equal to 30 percent of adjusted gross income under Sections 221(d)(3) and 202 of the National Housing Act.

44 of these units are located in the Hacienda Del Norte complex on 10th Street, west of Oak Street (Section 221(d)(3)) and 40 units are located in the recently completed Los Robles Terrace complex on the southeast corner of Spring and 30th Street (Section 202). As of early 1993, the managers of both complexes report that each has a waiting list of 6-14 persons who could wait up to one year.

TABLE 27
ELDERLY HOUSEHOLDS AND TENURE

	1980			1990		
	City	County	State	City	County	State
# of Householders 65+..	829	---	---	1,684	---	---
% of all households....	22.8	22.7	17.4	24.1	24.0	18.7
# of persons 65+.....	1,237	---	---	2,658	---	---
% of all persons.....	13.5	13.4	10.2	14.2	14.2	10.5
# of owners 65+.....	525	---	---	1,287	---	---
% of households 65+....	63.3	77.5	N/A*	76.4	82.2	72.5
# of renters 65+.....	304	---	---	397	---	---
% of households 65+....	36.7	22.5	N/A*	23.6	17.8	27.5

* Tenure by age information at the State level for 1980 was not readily available.

Source: US Census: 1980 and 1990 (STF-1)

The Oak Park Apartment complex at 34th and Park Streets, which is owned and operated by the Paso Robles Housing Authority with operating subsidies from the US Department of Housing and Urban Development (HUD), reports that it has 15 one-bedroom units which the elderly may rent with subsidized rent of 30 percent of adjusted gross income. The manager reports a waiting list of about 6 months to a year for these one-bedroom units.

The Riverview Apartment Complex located on Olive Street, south of 2nd Street reports that it has 16 one-bedroom units which the elderly may rent with rents subsidized by a Farmers Home Administration Section 515 program. The manager reports a waiting list of about 1½ years for these one-bedroom units.

The Los Robles Terrace complex mentioned above, which provides 40 units of subsidized housing for the elderly, was completed in 1991. Funds for this development were provided by HUD (Section 202), Community Development Block Grants (CDBG) and Redevelopment Low-Income Housing Set-Aside funds.

With 531 elderly very low income households and only 84 subsidized units specifically for the elderly, there is a clear potential need for more affordable housing designed for the elderly.

4.3 Female Heads of Households

Table 28 shows that the percentage of female-headed family households with children under the age of 18 increased slightly from 8.5 percent (of all City households) in 1979 to 9.1 percent in 1989. This table also indicates that the City is ahead of County and State in its percentage of female-headed households.

TABLE 28
FEMALE-HEADED HOUSEHOLDS

	1980			1990				
	#HH	City Pct.	County Pct.	State Pct.	#HH	City Pct.	County Pct.	State Pct.
With children <18	308	8.5	5.0	6.6	633	9.1	5.1	7.4
W/O children <18	97	2.7	2.6	3.6	322	4.6	3.3	3.8
<u>Below Poverty Level</u>								
With children <18	95	2.6	1.8	2.4	282	4.0	1.9	2.7
W/O children <18	5	0.1	0.2	0.2	19	0.3	0.3	0.3

NOTE: Percentages shown are of all households within the pertinent jurisdiction.

Source: US Census 1980 and 1990 (STF-3)

As a whole, female-headed households earn less income than other types of households. According to the US Census, in 1989, the City's mean income for all family households was \$35,657 while the mean income for female-headed households was \$15,653 (essentially the threshold for very low income households) for families with children under 18 and \$32,180 for families with no children under 18.

In 1989, the City's 282 poverty status female-headed households with children under 18 accounted for 4.0 percent of all households, a rise of 1.4 percent since 1979. Additionally, these 282 households represent 50 percent of all of the City's 563 poverty level households, leaving the other 50 percent to be divided among female-headed households without children, male-headed and married couple households both with and without children.

The information available from the US Census did not contain any figures for tenure of female-headed households. However, given the relatively low income status of female-headed households, it is expected that substantially less than 55 percent (average ownership of all households) of female householders are home owners.

In addition to housing assistance, female-headed households need support services such as day-care, recreation programs and other social services.

4.4 Disabled/Handicapped Population

The number of disabled/handicapped persons in a city has important planning implications. A need for certain social services, specialized disabled/handicapped access facilities throughout the city, and housing with disabled/handicapped access may result from a better understanding of the disabled/handicapped.

State Law (Title 25, Code of California Regulations) presently requires that privately-funded apartment buildings with 5 or more units provide handicapped access to one out of every 20 units or fraction thereof. This requirement does not presently apply to condominiums.

In 1992, the federal Americans with Disabilities Act (ADA) became law. This act sets forth disabled/handicapped access requirements for all types of land uses. At the writing of this update to the Housing Element, the precise requirements for residential uses have not yet been determined. The ADA could make additional requirements to those presently in Title 24.

The 1990 Census provides some indication of the City's disabled population (Table 29). The Census defines "disability" as the presence of a physical, mental, or other health condition which has lasted 6 or more months and which limits a particular type of activity. "Work disability" is defined as a health condition which limits the kind or amount of work or prevents working at a job or business. "Mobility Limitation" is defined as a limitation in the ability to go outside the home alone, for example, to shop or visit a doctor's office.

Of all residents over 16 years of age, 2,273 or 17 percent have a work disability. 1,187 or slightly more than half of this 17 percent have a disability that prevents them from working. 633 or 4.7 percent of all residents over 16 years of age have a mobility limitation.

TABLE 29
1990 DISABLED POPULATION AND THE LABOR FORCE

Disability Status	AGE		
	16-64	65+	TOTAL
<u>With Mobility Limitation</u>			
• <u>In labor force:</u>			
- Employed	38	11	49
- Unemployed	9	0	9
• Not in labor force	160	415	575
<u>No Mobility Limitation</u>			
• <u>In labor force:</u>			
- Employed	7,542	224	7,766
- Unemployed	531	15	546
• Not in labor force	2,504	1,961	4,465
			13,410*
<u>With Work Disability</u>			
• <u>In labor force:</u>			
- Employed	408	36	444
- Unemployed	96	0	96
• <u>Not in labor force:</u>			
- Prevented from working	449	738	1,187
- Not prevented from working	168	104	546
<u>No Work Disability</u>			
• <u>In labor force:</u>			
- Employed	7,172	199	7,371
- Unemployed	444	15	459
• Not in labor force	2,047	1,534	3,581
			13,410*

* Civilian non-institutionalized persons 16 years and over.

NOTE: The 1980 Census did not use the same categories for disabled persons and a comparison of 1980 with 1990 is not feasible.

Source: US Census: 1990 (STF-3)

4.5 Persons in Need of Emergency Shelter and Transitional Housing

There are two types of housing needed by the homeless: emergency shelter and transitional housing. Emergency shelter provides an immediate, short-term solution to homelessness and involves limited supplemental services. Transitional housing is designed to provide the homeless with an opportunity to "get back on their feet". It is provided for a longer period of time (perhaps as long as 18 months), and generally includes integration with other social services and counseling programs such as job-finding, financial management, substance abuse, etc.

State Law (Government Code Section 65583(a)(6) requires that the Housing Element contain an analysis of the housing needs of persons in need of emergency shelter. Government Code Section 65583(c)(1) requires that the City "identify adequate sites which will be made available through appropriate zoning and development standards and with public services and facilities needed to encourage and facilitate the development of a variety of types of housing... including emergency shelters and transitional housing in order to meet the community's housing goals" (i.e., if the need exists).

The State Department of Housing and Community Development has interpreted the law to mean that a need exists if there is only one homeless person. By identifying adequate sites, the City must do the following:

- Provide within its zoning code, zoning districts in which emergency shelter and transitional housing are either permitted by right or, if subject to approval of a conditional use permit, the conditions must be standardized, objective and no more restrictive than those of similar uses. The designated zoning districts should be located near public services and transportation facilities.
- Provide development standards, either within the zoning code (e.g. reduced off-street parking requirements) and/or as part of the City's design guidelines that facilitate the development of emergency shelters or transitional housing.

The City need not build and operate a shelter or transitional housing.

The homeless population is difficult to accurately determine in that there is no agency directly responsible for calculating and/or servicing this group. In 1990, the County of San Luis Obispo's Homeless Services Coordinator conducted a county-wide survey of homeless and emergency service providers. This survey documented 1,960 homeless and marginally homeless persons in the county and

estimated that 31 percent of them originated in the North County (including Santa Margarita, Atascadero, Templeton, Paso Robles, San Miguel and other smaller communities). The study did not provide an estimate of how many homeless originated in Paso Robles.

A homeless client of Loaves and Fishes interviewed by City staff stated that there are 10-20 single adult homeless persons in and around the City (more in the Summer than in the Winter) who have a combination of substance abuse and mental illness conditions and who prefer to sleep outdoors and refuse to participate in rehabilitation programs.

There are presently three organizations that provide shelter for the City's homeless: Loaves and Fishes, Salvation Army and the County's Equal Opportunity Commission (EOC). Loaves and Fishes and the Salvation Army have offices in the City; they provide shelter by providing motel vouchers, which are generally applicable to transients (persons passing through the City enroute to other places). The EOC operates a homeless shelter in San Luis Obispo, for persons with longer-term shelter needs. Presently, there are no transitional housing facilities in the City.

Loaves and Fishes' Atascadero Office, in conjunction with Atascadero churches, briefly established a homeless shelter in late 1992/early 1993. That shelter could not be maintained, however. Loaves and Fishes reported that a major problem encountered was the unwillingness of homeless clientele to abide by the shelter's guidelines.

In 1992, Loaves and Fishes provided a total of 234 nights of lodging for 361 persons. Of these 361 persons, 100 were transients, 122 were adults with children, 118 were children, 88 were single males and 33 were single females. The Salvation Army provided lodging for 46 persons in 1992: 7 of which were single males, 6 were single females and 33 were adults and children in families. Neither organization had statistics regarding the origin of their clients' homelessness.

4.6 Farmworkers

The actual number of farmworkers in the City and its surrounding areas is difficult to assess. Contributing to the difficulty of this task is the fact that some farmworkers are residents who live in the City on a year-round basis and some are migrants who come to the area for short periods of peak employment need. The housing needs for residents and migrants are different.

The US Census reports that in 1990, there were 721 persons residing in Paso Robles who were in the employed in the farming, forestry and fishing and mining sector. (See Table 6.) This figure would

include farm owners, managers and skilled laborers as well as non-skilled, "farmworker" laborers.

The primary labor-intensive agriculture in the area around Paso Robles is wine grape growing. Secondarily are almond, walnut and apple orchards. Other agricultural uses in the area such as dry farming for barley and hay tend to be capital (machinery)-intensive.

In 1990, People's Self-Help Housing Corporation, under contract to the County of San Luis Obispo, prepared a report entitled "San Luis Obispo County Farm Worker Housing Needs Study". This report indicated the following:

- That Paso Robles has an established resident farmworker population. These farmworkers live in the City on a year-round basis; many have families. The report stated the Employment Development Department estimates that there were 2,080 farmworkers in the County in 1989 but it did not have an estimated farmworker population figure for the Paso Robles area.
- That grape labor is seasonal by nature and does not provide farmworkers with steady 40 hour per week employment. About 50 percent of the total annual man-hours per acre are needed in the pre-harvest stage, which occurs between January and June; 28 percent are needed during the harvest stage, which occurs between July and October; and 22 percent are needed during the post-harvest stage, which occurs between October and December.
- That the average annual income for a farmworker is between \$12,500 to \$13,500 and most farmworker households are in poverty status.
- That rents in the City for housing that is affordable to farmworkers ranges from \$450/month for a one bedroom apartment to \$650/month for a 2 bedroom house. Such rents generally account for half of a farmworker's income. This plus the need to provide first and last months rent plus a deposit leads to doubling up of households within a single dwelling unit. These dwelling units are scattered in different parts of the City and wherever affordable housing can be found. It was noted that in Paso Robles, existing affordable housing is being bought and rented by moderate-income households, which forces low-income farmworkers into certain areas of the City, adding to the high density that already exists in certain neighborhoods.

- That, in addition to affordable housing, resident farmworkers have need for support services such as day-care and bilingual education.
- That there are some migrant farmworkers who work the area. However, their numbers are not known. The report indicates that the best locations for housing migrant workers is in the agricultural area in the County (as opposed to within urban areas). The report urged the County to amend its Land Use Element/Land Use Ordinance to facilitate provision of migrant worker housing such as bunkhouses with kitchens, bathrooms and recreation rooms.

It appears, therefore, that one means to address the housing needs of the City's resident farmworkers is to provide housing that is affordable to low and very-low income households.

The City should encourage the County to take steps to facilitate provision of migrant worker housing. Availability of migrant worker housing would help relieve overcrowding in City neighborhoods during peak labor seasons.

4.7 Large Households

According to the 1990 U.S. Census, 829 or 11.9 percent of the City's households are considered large (5 or more persons). This percentage is less than that for the State (14.3 percent) but slightly larger than that for the County (9.1 percent).

Of the City's 829 large households, 816 are family households, 13 are non-family households; 414 live in owner-occupied units and 415 live in renter-occupied units.

These large households have special needs in housing unit size, generally focused on units comprised of three or more bedrooms. Low and very low income large families are especially impacted by high rental rates, lack of large rental units, and overcrowded conditions.

4.8 Minority Households

Between 1980 and 1990, the percentage of the City's population of Hispanic origin increased from 11.7 to 18.2 percent. This is not particularly unusual, given that statewide during the same period, the percentage of persons of Hispanic Origin also increased from 19.2 percent to 25.8 percent. During this period, the percentage of the City's other minorities remained fairly constant.

Table 30 provides a breakdown of households by race/ethnicity and tenure for both 1980 and 1990. This table shows that the

percentage of City households with Hispanic Origin increased from 7.9 to 12.6 percent. The difference in percentages between Hispanic population and households in a given year indicates that they are larger households than those with non-Hispanic origins. It can also be seen from Table 29 that minority households generally have a disproportionate amount of renter to owner occupied housing units.

Table 31 shows household income in 1989 by race; Table 31-A shows household income group in 1989 by race. The information in these tables indicate that there are higher percentages of minority households in the very low, low and moderate income groups than for majority (white) households.

TABLE 30
RACE AND TENURE OF HOUSEHOLDS (HH)

	1980				1990			
	Total HH's	Pct of All HH	Pct Owner	Pct Renter	Total HH's	Pct of All HH	Pct Owner	Pct Renter
Total HH	3,631	100.0	54.7	45.3	6,984	100.0	55.4	44.6
<u>Non-Hispanic</u>								
White	3,161	87.1	57.0	43.0	5,724	82.0	60.2	39.8
Black	106	2.9	38.7	61.3	210	3.0	37.1	62.9
Other *	77	2.1	48.0	52.0	165	2.4	44.2	55.8
<u>Hispanic</u>								
White	123	3.4	51.2	48.8	457	6.5	34.6	65.4
Black	4	0.1	100.0	0.0	8	0.1	37.5	62.5
Other *	160	4.4	24.4	75.6	420	6.0	25.2	74.8

* Includes American Indians, Eskimos, Aleuts, Asians, Pacific Islanders and others.

Source: US Census: 1980 and 1990 (STF-1)

TABLE 31
1989 HOUSEHOLD (HH) INCOME BY RACE

Income Range (\$)	<u>All HH</u> % of #HH HH		<u>White</u> % of #HH HH		<u>Black</u> % of #HH HH		<u>Amer Ind</u> % of #HH HH		<u>Asian/Pac</u> % of #HH HH		<u>Other</u> % of #HH HH		<u>Hispanic *</u> % of #HH HH	
	#HH	HH	#HH	HH	#HH	HH	#HH	HH	#HH	HH	#HH	HH	#HH	HH
0 - 4,999	238	3	199	3	19	9	13	10	0	0	7	2	46	5
5,000 - 9,999	666	10	612	10	19	9	0	0	12	11	23	6	100	11
10,000 - 14,999	764	11	687	11	28	13	0	0	0	0	49	14	164	19
15,000 - 24,999	1,372	20	1,095	18	67	30	47	35	30	27	133	37	237	27
25,000 - 34,999	1,143	16	966	16	38	17	24	18	40	36	75	21	150	17
35,000 - 49,999	1,416	20	1,316	21	26	12	26	19	10	9	38	11	110	13
50,000 - 74,999	1,108	16	1,019	17	23	10	19	14	19	17	28	8	38	4
75,000 - 99,999	186	3	181	3	0	0	5	4	0	0	0	0	26	3
100,000+	83	1	80	1	0	0	0	0	0	0	3	1	3	1
Total	6,976	100	6,155	100	220	100	134	100	111	100	356	100	874	100

TABLE 31-A
1989 HOUSEHOLD (HH) INCOME GROUP BY RACE

Income Group	<u>All HH</u> % of #HH HH		<u>White</u> % of #HH HH		<u>Black</u> % of #HH HH		<u>Amer Ind</u> % of #HH HH		<u>Asian/Pac</u> % of #HH HH		<u>Other</u> % of #HH HH		<u>Hispanic *</u> % of #HH HH	
	#HH	HH	#HH	HH	#HH	HH	#HH	HH	#HH	HH	#HH	HH	#HH	HH
Very Low	1,748	25	1,562	25	70	32	16	12	14	13	87	24	324	37
Low	1,282	18	1,023	17	62	28	43	32	27	24	124	35	221	25
Moderate	1,379	20	1,184	19	43	20	29	22	43	39	82	23	170	20
Upper	2,576	37	2,386	39	45	20	46	34	27	24	63	18	159	18
Total	6,976	100	6,155	100	220	100	134	100	111	100	356	100	874	100

* Hispanic includes all races

Source: US Census: 1990 (STF-3)

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V AFFORDABLE HOUSING OPPORTUNITIES

1. NEW HOUSING OPPORTUNITIES

1.1 Inventory of Land Suitable for Housing Development

Potential sites for new housing include:

- Relatively large vacant land parcels zoned for residential development;
- Individual vacant lots/infill development;
- Underutilized residential property (e.g. a multiple family residential-categorized lot capable of holding 3 units but developed with only one unit);

The General Plan's Land Use Map assigns land use categories to all land within the City. Land Use Element policies assign potential densities to the various residential land use categories and make assumptions about the expected amount of development within the planning period (to the year 2010).

Land Use Element Policy RES-1 calls for the City to provide for a variety of types of residential land use categories, to serve the needs of households with different compositions (number of persons per household, age of residents, income, special needs such as handicapped). Supporting programs call for:

- Ensuring that the Land Use Element and Map are consistent with the Housing Element.
- Evaluating proposed amendments to the Land Use Map for their effect on the supply of housing types. If there exists a significant surplus of a particular housing type, an amendment to create more of that type may be denied; conversely, if a significant deficit of a particular housing type exists, an amendment to create more of that type may be approved.

The City's Community Development Department has prepared and maintains a land use inventory (LUI) that includes a listing of all vacant and underutilized residentially-categorized parcels in the City for each land use category. For each parcel entry in the LUI, the potential (maximum) and expected number of dwelling units is entered. A summary of the potential and expected number of units to be yielded from vacant and underutilized residentially-categorized parcels is included in Appendix C; the City-wide total number of units is shown in Table 32.

TABLE 32
REGIONAL HOUSING NEED AND DWELLING UNIT YIELD
FROM AVAILABLE LAND

Income Groups	Type of Housing	Regional Need to 7/1/97	Vacant Land Max Capacity	Vacant Land Exp Capacity	Underut. Land Max Capacity	Underut. Land Exp Capacity
Very Low & Low	Multiple Family	942 du	1,433 du	1,041 du	714 du	386 du
Moderate & Upper	Single Family	1,351 du	4,164 du	3,105 du	N/A	N/A

NOTES:

1. du denotes dwelling units.
2. Max Capacity indicates the maximum number of units that may be constructed under applicable General Plan Land Use Categories.
3. Exp Capacity indicates the expected number of units that may be constructed under applicable General Plan Land Use policies. I.e., the General Plan (Land Use Element) makes certain explicit assumptions about the degree to which residential land is developed during the Planning Period 1991-2010. These are explained in Appendix B.
4. Underut. Land is land that is categorized by the General Plan for Residential Multiple Family use and which is not vacant but which is not developed to its full potential (i.e underutilized). E.g., single family dwelling on an RMF-categorized lot.
5. Single Family includes 137 mobile home units approved for Phase 2 of the Quail Run Mobile Home Subdivision.
6. The above figures reflect the Land Use Categories assigned by the General Plan Updated adopted in August, 1991. If the Chandler Ranch Specific Plan is adopted, and the General Plan amended, as proposed to increase the density of all residential land to 2 du per acre, net increases of 1,023 maximum units and 1,056 expected units could be realized. These increases are expected to be divided between single and multiple family housing.

Sources: SLOCOG's 1991 Regional Housing Needs Plan and City's Community Development Department's Land Use Inventory

From Table 32, it can be seen that the City has enough vacant land designated for single family residential use (including mobile homes) to yield a maximum potential of 4,164 units and an expected 3,105 units. These figures assume that the Chandler Ranch would be developed in accordance with the present General Plan, which calls for most of the ranch property to be developed at densities of 1 unit per 3 acres. Applications for a specific plan and a general plan amendment filed in the late 1980's indicate a desire to develop the ranch property at an overall density of 2 units per acre. In mid-1994, with the state economy just beginning to recover from recession, these applications are dormant. However, the City is anticipating that they could be resumed before 1997, and if approved, could yield net increases of an additional 1,023 maximum potential units and 1,056 expected units, which could be split between single and multiple family residential.

Appendix C shows that the City has enough vacant land designated for multiple family residential use to yield a maximum potential of 1,433 units and an expected 1,041 units. Additionally, the City

has enough underutilized land designated for multiple family residential use to yield a maximum potential of 714 units and an expected 386 units.

Government Code Section 65583(c)(1) requires that the City provide sufficient appropriately-categorized land to meet the regional housing needs of its income groups. The State Department of Housing and Community Development considers multiple family housing to be the appropriate form of housing for very low and low income households. Therefore, the City is required to provide sufficient amounts of land zoned to accommodate a total of 942 new multiple family units.

Table 32 shows that the City has a sufficient supply of land appropriately designated to meet its share of the regional need for new housing construction.

While it is clear that sufficient sites are available for the construction of residential units in the numbers necessary to satisfy the City's identified housing need, there are two facts that will make realization of the adjusted regional housing needs goal of 642 units per year between 1993 and 1997 very unlikely.

First, the goal of 642 units per year is a significantly faster rate of growth than the City has ever experienced. Between 1980 and 1989, the City issued building permits for an average of 345 units per year, the highest rate ever in City history. However, after issuing permits for 368 units in 1989, the economy throughout the state underwent a dramatic slowdown. As can be seen from Table 26, the number of permits taken out per year between 1990 and 1993 has steadily dropped from 176 to 62. Although the state's economy has started to show signs of improvement in 1994, several economic sources have speculated that it will not completely recover until after 1994. Therefore, a resumption of a rate approaching 345 units per year, much less 642, units per year is not expected in 1994.

Second, of those new units which will be provided by July, 1997, since the City is not a housing developer, it cannot guarantee that the type and purchase or rental price of new units will meet the identified needs for each income group.

The policies and programs of the Housing Element are intended to help close the gap between the adjusted regional housing needs goal and what the free market can provide. To the greatest extent possible, constraints (both governmental and non-governmental) need to be mitigated through the implementation of programs aimed at ensuring that opportunities are available for the provision of a full range of housing products at affordable prices.

1.2 Availability of Services

In concert with General Plan Goal #3, Land Use Element Policy OA-6 calls for the City to manage and direct growth so that development will be permitted only when there are sufficient public facilities and resources, including adequate reserves, to accommodate service without adverse service or cost impacts on the Citizens of Paso Robles. Supporting programs call for the following:

- Development and implementation of an effective resource management or equivalent program and development phasing plan, based on the following:
 - a. Minimum thresholds of service for public services and facilities including, but not limited to: traffic circulation, sewer, water, storm drains, fire protection, police, parks, schools, and library;
 - b. Minimum thresholds of impact for air quality and jobs/housing balance.
- Development of a capital improvement plan that is consistent with the resource management program and development phasing plan.
- Updating the City's Master Plans for Water, Sewer, Storm Drains to be consistent with the resource management plan and development phase lines.

Land Use Element Policy OA-7 calls for new development to mitigate its share of the impacts to the natural and built environment. Supporting programs include:

- Updating development impact fees to accurately mitigate the level of impacts to City services created by various types of development. In particular, residential development, which creates the greatest need for facilities and services, including the need for local employment in order to mitigate air quality and traffic impacts, shall bear its fair share of the cost of mitigation.
- Use of standard conditions for development applications that implement Land Use Element policies.

During the public hearings for the 1991 Land Use and Circulation Element Updates, the City Council indicated that it did not wish to establish an annual limit to the number of building permits that could be issued. Rather, it was preferred that resource management program and development phasing plan serve to be screens for evaluating discretionary development applications such as

subdivision maps and development plans as well as for evaluating requests for general plan amendments and rezones.

The way in which the resource management program and development phasing plan are to work is as follows:

- If a proposed development would be the cause of exceeding the threshold of service or impact, that development could not proceed (i.e., a subdivision map or development plan would not be approved) until it mitigated the impact below the threshold of significance.
- If the impact was either existing or was cumulative and the cost of mitigation was most feasibly and justly shared by several vacant and/or developable properties, none of the affected properties could be developed (again, no subdivision map or development plan would be approved) until impacts were mitigated below thresholds of significance. Applicants could mitigate the impacts themselves and seek to be reimbursed at the time of development of other properties that would benefit from the subject improvements. Alternatively, several property owners could form an assessment district.

As of July, 1994, based on staff and fiscal constraints, the resource management program, development phasing plan and development impact fee update programs had not yet been completed. In the interim, applicants for subdivision maps and development plans have been required to prepare environmental impact reports or expanded initial studies, and to agree to pay future development impact fees that may be in effect at the time of issuance of a building permit and/or certificate of occupancy.

The status of the major public services and resources follows.

Water

The City presently draws its drinking water from the Salinas River and from the Paso Robles Groundwater Basin. The Draft Water Master Plan suggests that approximately 11,260 acre-feet* per year of capacity will be needed for a population of 35,000 (which is targeted by the Land Use Element for the year 2010).

The state has allocated the City a year-round maximum of 8 cubic feet per second (or about 5,800 acre-feet per year) from the Salinas River. In 1992, the City withdrew approximately 2,487 acre-feet from this source.

* The Draft Water Master Plan indicates that the present (1993) water system capacity is 2,029 million gallons/year, which is equivalent to 6,230 acre-feet/year and that an additional 5,030 acre-feet per year will be needed for a population of 35,000.

According to a 1979 State Department of Water Resources report, the capacity of the Paso Robles Groundwater Basin has been estimated to be about 26 million acre feet; it's dependable annual yield is estimated to be 47,000 acre-feet; and it is estimated that this basin is presently being overdrafted experiencing a regional overdraft (more water is being removed than is being recharged via rainfall) of approximately 30,000 acre-feet per year. If the City continues to grow beyond the 35,000 population targeted for the year 2010, additional water system capacity may be needed.

Towards this end, the City has authorized funding to pursue obtaining additional 4,000 acre-feet of water per year from a proposal to increase the capacity of Lake Nacimiento.

As called for by Land Use Element Policy OA-6, the City is presently updating its Water Master Plan. It is expected that this plan will identify the need for new wells, one or more storage tanks, booster pumps to service areas above 880 feet of elevation, main upgrades and possibly additional treatment facilities. Other than the need to provide and pay for such new items, the availability of water is not considered to be a constraint to the development of housing.

It should be noted that all properties categorized by the Land Use Element for Residential Multiple Family use have water mains available to them. Although there are some flow deficiencies in some water mains on the West side, they are located in infill residential areas and the Draft Water Master Plan recommends that they be upgraded as Capital Improvement Projects. Virtually all future infill residential development in these areas will consist of less than 4 dwelling units per lot and will, therefore, have ministerial permit processes, in which the issuance of building permits cannot be conditioned upon upgrading a water main.

Some properties categorized for Residential Single Family and Residential Suburban use that are located within the Union/46, Borkey Area and Chandler Ranch Specific Plan areas must have water mains extended to them before or concurrent with the subdivision of these properties.

Sewer

The City's Wastewater Treatment Plant has a treatment capacity of 4.9 million gallons per day (MGD). This capacity is adequate to handle the expected population of 35,000 in the year 2010 as well as continuing to treat 400,000 gallons per day of Templeton's sewage per current agreements.

As called for by Land Use Element Policy OA-6, the City is presently updating its Sewer Master Plan. It is expected that this plan will identify the need for main upgrades, lift stations and possibly additional treatment facilities as Capital Improvement

Budget items. Other than the need to provide and pay for such new items, the availability of sewer is not considered to be a constraint to the development of housing.

It should be noted that all properties categorized by the Land Use Element for Residential Multiple Family use have sewer mains either available to them or located a relatively short distance off-site. Some properties categorized for Residential Single Family and Residential Suburban use that are located within the Union/46, Borkey Area and Chandler Ranch Specific Plan areas must have sewer mains extended to them before or concurrent with the subdivision of these properties.

Storm Drainage

The City collects a storm drainage impact fee prior to approval of final parcel and subdivision maps. This fee is used to make improvements to storm drain systems throughout the City.

Additionally, it is a standard condition that new development mitigate project-generated storm water run-off via provision of on-site detention basins. In specific plan areas and in several subdivisions, area and site-specific situations call for the installation of off-site storm drains in order to adequately mitigate drainage impacts. There are, however, significant areas of the City needing major improvements where there are little funds available.

Streets and Bridges

All development is presently required to pay development impact fees for general mitigation of traffic impacts created by that development. If the expected amount of traffic impact to be created by a specific residential development would create a significant impact beyond the ability of adopted development impact fees to mitigate, the City has consistently required such development to mitigate the impact via such methods as: widening streets beyond the boundaries of the project, installing turn lanes, paying all or a proportionate share of the cost of installing a traffic signal, installing transit shelters and bus turn-outs, and installing off-site pedestrian and bicycle paths.

There are many segments of existing arterial streets, primarily within older portions of the City, that need substantial widening in order to adequately and safely carry the amount of traffic expected from residential development. Such roads include Spring Street, 13th Street-Creston Road, Niblick Road, Sherwood-Fontana-Linne Roads, 24th Street, Union Road, Golden Hill Road, Charolais Road, Buena Vista Road and River Road. These segments include the 13th Street and Niblick Bridges, each of which is presently constructed with only two vehicle lanes.

During peak hours, these segments are presently operating well below Level of Service (LOS) "C", which has been established by the Circulation Element of the General Plan as the minimum standard for adequate traffic flow. In the absence of a resource management program and updated development impact fees, LOS would continue to deteriorate until these segments are improved.

Parks

The City's Parks and Recreation Element has established a standard of 5 acres of park per 1,000 residents. There are presently 84.5 acres of park land (including 36 acres of undeveloped park land at Barney Schwartz Park) to serve a population of about 20,000. Including Barney Schwartz Park, the resulting ratio is 4.2 acres per 1,000 residents; not including Barney Schwartz Park, the resulting ratio is 2.4 acres per 1,000 residents. There is presently a very strong demand for the development of additional baseball/softball diamonds and soccer fields.

The City collects a park development fee prior to approval of final parcel and subdivision maps to be used for the acquisition and development of new parks; these fees have not been adequate to meet the adopted needs criteria. Additionally, in specific plan areas and in relatively large subdivisions, dedication and improvement of new parks have been required of housing developers.

Schools

Although the Virginia Peterson and Pat Butler Elementary Schools were opened in 1989 and 1990 respectively, because of the large amount of growth that occurred in the 1980's, public schools are still overcrowded.

The Paso Robles Public School District plans to open a new elementary school in 1994 on Creston Road between Niblick Road and Lana Street, relocate Winifred Pifer Elementary School into this new site, and make the present Pifer school into a middle school (to be named Daniel Lewis).

The Paso Robles Public School District has recently obtained property for an elementary school site in the Borkey Area (in General Plan Subarea 3), west of Buena Vista Road, north of Experimental Station Road.

As is discussed in more detail in the Section on Governmental Constraints, the School Districts collect School Development Fees and have established a Community Facilities (Mello-Roos) District to fund school site acquisition and construction.

1.3 First Time Home Buyers Assistance:

A major hurdle to providing affordable ownership housing, particularly for the first-time home buyer, is the downpayment. Conventional financing provides for a maximum loan to value ratio of 80 percent, requiring home buyers to provide the remaining 20 percent as a down payment. In recent years, many mortgage lenders have been willing to participate in programs (generally government-sponsored) that provide 95 percent financing, providing that loans are guaranteed and sellable on the secondary market.

An example of such a program is the "Community Home Buyers Program" sponsored by the Federal National Mortgage Association (FNMA or "Fannie Mae", which purchases mortgages on the secondary market). This program provides for guaranteed 95 percent loans for households with incomes at or less than 155 percent of the county median income. Within this program is a "3/2 Option" in which buyers provide a 3 percent down payment with the remaining 2 percent to come from a gift, or from a grant or non-secured loan from a non-profit organization or government program.

Other first-time home buyers assistance programs have been established in many California Communities. Generally, such programs strive to leverage limited public funds with private funds in order that a greater number of households might benefit. It should be noted that first-time home buyers assistance programs are not limited to newly-constructed housing but may apply to existing housing, which, in many cases, may be more affordable than newly-constructed housing.

Table 19 showed affordability scenarios for 95 percent financing. Note that, since the amount of mortgage increases, the affordable purchase price decreases as compared to that for 80 percent financing. It is not uncommon, therefore, for first-time home buyers assistance programs to need supplementary programs to buy down the cost of owning a home.

One supplementary program, in which the City participates, is the Mortgage Credit Certificate Program. Under this program, federal income tax credits up to a maximum of 20 percent of the annual interest paid on a mortgage are available to first-time home buyers whose income does not exceed 100 percent of the county median for 1 and 2 person households and 115 percent of the county median for 1 and 2 person households. This program is administered by the San Luis Obispo Housing Authority and limited numbers of credits are available. (In 1993, 70 to 80 credits were available county-wide.)

Another supplementary program is "sweat equity", in which home buyers provide physical labor for the construction of their homes. Non-profit housing corporations commonly undertake affordable ownership projects consisting of several new homes (e.g. 50 homes in a subdivision or a phase thereof) that involve sweat equity as

a form of matching funds for government grants. The combination of sweat equity and grants help buy down the cost of the house to a level where a 95 percent mortgage would provide low and moderate income households with an affordable house.

1.4 Density Bonuses and Other Incentives

State Government Code Section 65915 (adopted in 1990) sets forth several requirements regarding density bonuses and certain specified "other incentives" to facilitate provision of housing for low and very low income households. Briefly, Section 65915 requires that, when a developer of a housing development who agrees to construct at least:

- 20 percent of the total units for low income households; or
- 10 percent of the total units for very low income households; or
- 50 percent of the total units for senior citizens;

1. That the City:

- a. Either grant a density bonus of at least 25 percent and one of the following incentives, or financially equivalent incentive(s):
 - (1) A reduction in site development standards or a modification of the zoning code requirements or architectural design requirements which exceed State-adopted building standards, including, but not limited to, reduction in setback and square footage requirements and in the ratio of parking spaces that would otherwise be required;
 - (2) Approval of mixed use zoning in conjunction with the housing project if commercial, office, industrial, or other land uses will reduce the cost of housing development and if the commercial, office, industrial or other land uses are compatible with the housing project and the existing or planned development in the area where the proposed housing project will be located.
 - (3) Other regulatory incentives or concessions proposed by the developer or the city which result in identifiable cost reductions.
- b. Or, Provide other incentives of equivalent financial value based upon the land cost per dwelling unit.

2. That the City adopt an ordinance to specify the method of providing the incentives.
3. That the developer shall agree to and the City shall ensure continued affordability of all low income density bonus units for 30 years or a longer period of time if required by a construction or mortgage financing assistance program, mortgage insurance program, or rental subsidy program. Rents for low and very low income households shall not exceed limits set by state law.

The City has not yet adopted an ordinance to implement the requirements of Section 65915, but has instead relied on the policy direction of State Law. In this respect, in 1989, consistent with State Law, the City granted a density bonus and provided redevelopment and CDBG funds to enable the construction of the Los Robles Terrace Senior Citizen Apartments.

The Economic Strategy for the City of El Paso de Robles (1993), prepared by Economic Task Force, recommends that the City utilize density bonuses for resubdivisions of previously-approved, but not-yet-finalized, tentative tracts as a means of providing affordable housing.

1.5 Inclusionary Zoning

Inclusionary zoning is a program in which housing developments designed for upper and moderate income households are either encouraged (via incentives) or mandated to provide a certain percentage of a project's dwelling units for households in a low income category. An example would be a single family tract with homes priced to be affordable to upper income households designing, pricing and reserving 25 percent of the homes for households whose incomes qualify as being moderate or low income households (sometimes including very low income households).

One of the main objectives of inclusionary zoning is to evenly distribute low and moderate income households throughout the City rather than having them concentrated in neighborhoods or large development projects.

As intimated above, inclusionary zoning programs can be either voluntary or mandatory. Voluntary programs are usually encouraged via such incentives as the granting of density bonuses or the granting of a waiver or reduction of development impact fees.

In order to ensure that the dwelling units reserved for use by low and moderate income households remain affordable to such households and do not become opportunities for speculation, inclusionary zoning programs commonly require that home buyers be qualified (to truly be in a targeted income group) and that resale price

restrictions or subsidy recapture measures be recorded against the property being purchased, generally for 30 or more years.

As of the writing of this element, the City has not yet adopted any policy, program or ordinance which would enable or mandate inclusionary zoning. However, the Economic Strategy for the City of El Paso de Robles (1993), prepared by Economic Task Force, recommends that the City utilize density bonuses and negotiate inclusionary zoning for previously-approved tentative tracts as a means of providing affordable housing.

The City had in early 1993 a large inventory of approved single family residential tentative tracts that, because of the economy, were not progressing toward completion of final maps. Those tracts in which the topography is relatively flat would be most suitable for considering offering a density bonus in return for provision of affordable homes via inclusionary zoning. Re-consideration of the tentative map would be necessary to authorize substantial changes from the approved maps. In addition to previously-approved tentative maps, there are several vacant parcels with relatively flat topography which would also lend themselves to density bonuses and inclusionary zoning.

1.6 Second Units

A second unit is an additional dwelling unit placed on a lot with an existing single family dwelling. State Government Code Sections 65852.1 and 65852.2 provide that the City may, by ordinance, authorize second units. Section 65852.1 addresses second units that are restricted to occupancy by senior citizens that are related to the owner of the first unit (often referred to as "Granny units"); Section 65852.2 addresses second units that have no occupancy restrictions.

In its adoption of the second unit law in 1982, the State Legislature found that existing housing resources throughout the state are "vastly underutilized due in part to the changes in social patterns". That is, because of a substantial decrease in the average size of households over previous decades, the infrastructure (roads, sewer systems, water systems, etc.) designed to serve housing was not being utilized to its designed capacity. The Legislature declared that second units provided a cost-effective solution to the state's housing crisis.

The City has adopted a "Senior Housing Units Ordinance" in accordance with Section 65852.1. This ordinance provides that second units for occupancy by senior citizens 60 years of age or older who are related to the resident of the main (first) dwelling may be constructed in all single-family residential zones, subject to approval of a conditional use permit. The ordinance provides that the senior unit must be attached to the main unit, be limited

to no more than 10 percent of the floor area of the main unit and provide additional parking for the occupants of the senior unit.

Since the Senior Housing Units Ordinance was approved in 1983, the City has no record of application for conditional use permits for senior units. There is no evidence for why no such applications have been made, but it may be that the floor area limitations may make such units practically infeasible.

In order to provide more opportunities for low income housing, the City may wish to consider adopting a second unit ordinance per section 65852.2, which would not have the age and relation requirements of the Senior Housing Units Ordinance. For such an ordinance to be effective, increases to the maximum floor area and provisions to allow detached units should be considered. As an example, another City in San Luis Obispo County provides that second units may have a maximum floor area of 640 square feet (state law allows up to 1,280) if attached to the main unit and that the second unit may be detached if the lot is 12,000 square feet or larger.

1.7 Mixed Use

The establishment and maintenance of limited amounts of residential use on properties that are categorized for commercial and industrial use can help provide affordable housing for retail and service sector employees and their families and for senior citizens, who generally have a greater need to live in close proximity to retail stores and services. Additionally, mixing of residential use with commercial and industrial use has the benefits of enhancing the security of commercial and industrial uses, by having residents available for neighborhood watch during nighttime hours (i.e., "caretaker" housing) and in helping reduce both vehicle miles traveled and air pollution by allowing business owners or employees to live at or nearby their work.

The Land Use Element contains the following policies that encourage provision of dwelling units on sites that are categorized for commercial and industrial use:

- POLICY COM-12 (Residential Use in Commercial Categories): calls for the City to amend the Zoning Code to facilitate the establishment and maintenance of limited amounts of residential use in any of the commercial land use categories in order to achieve the purposes mentioned above.
- Table LU-16 (Commercial Service Land Use Category): provides that, within the area between Highway 101 and the Southern Pacific Railroad, and between 18th and 24th Streets, development of new residential single family and

Residential Multiple Family-Low types and intensities of development may occur as a conditional use.

- Tables LU-17 and LU-18: indicate that caretaker residential uses are permitted in the Business Park and Industry Land Use Categories.

According to the City's Land Use Inventory, it is estimated that there are presently approximately 430 dwelling units on properties that are categorized for commercial and industrial land use.

1.8 Sites Having Potential for Redevelopment

In 1987, the City established a Redevelopment Project Area that encompasses most of the west side of the City, east of Vine Street. The project area includes both commercial and residential categorized properties. Redevelopment projects are funded by tax-increment financing in which the amount of property tax generated by increases in assessed valuation above the assessed value of properties in the project area in 1987 (i.e., the "increment" equals the increased valuation) are reserved for use by the City's Redevelopment Agency.

State Redevelopment Law (Health and Safety Code Section 33334.2) requires that not less than 20 percent of all tax increment funds which are allocated to the Redevelopment Agency be used by the Agency for the purposes of increasing, improving and preserving the City's supply of housing for persons and families of very low, low and moderate-income households.

State Redevelopment Law (Health and Safety Code Section 33334.3(c)) provides that the funds to be used for housing purposes need not be spent within the boundaries of the redevelopment project area, but may be spent throughout the City.

In terms of increasing the supply of affordable housing, the City's Redevelopment Agency has contributed \$119,730 of housing set-aside funds for off-site improvements for the Los Robles Terrace Senior Citizen Apartments. Funds have also been provided for play equipment to benefit residents of the Oak Park Apartments (owned and operated by the Paso Robles Housing Authority). Other housing set-aside funds have been used for rehabilitation related purposes.

Possible future activities of the City's Redevelopment Agency in increasing the supply of affordable housing include use of eminent domain to assemble land and use of housing set-aside funds for first-time homebuyers assistance programs (e.g. downpayment assistance), for programs to assist developers in property acquisition, off-site improvements construction, and/or financing for infill housing on vacant or underutilized multiple-family zoned lots located on the west side of the City. As was mentioned

previously, the City has enough underutilized multiple-family zoned land to yield a maximum potential of 1,323 additional units or an expected 848 additional units on underutilized land.

1.9 Additional Units on Housing Authority Property

The Oak Park apartment complex, which is owned and operated by the Paso Robles Housing Authority with HUD Public Housing Operating Subsidy funds, presently consists of 148 units on 23.8 acres. The existing density therefore is about 6.2 units per acre. The development consists of one- and two-story apartment buildings with ample amounts of yard area.

The Oak Park site is presently categorized by the General Plan for Residential Multiple Family-Medium use, which would allow a maximum density of 12 units per acre, resulting in a maximum yield of about 286 units. The southern end of the development has open areas that are sufficiently large to add additional apartment units.

This complex was built in 1941 as Army Housing; it was acquired by the Housing Authority in 1953. The Housing Authority reports that the buildings need substantial rehabilitation, including removal of lead-based paint, seismic retrofitting and providing handicapped access. The Housing Authority has reported that lead-based paint removal alone could cost more than \$2 million.

In April, 1993, the City Council met with the Housing Authority Board to discuss options for improving the site, given the age of the buildings and high cost of rehabilitation. Options discussed included replacement of the existing buildings with new ownership units and increasing the density.

One possible means of rebuilding the site might include the addition of housing for the elderly. In 1985, the Housing Authority initiated an application to HUD to build up to 75 additional units for the elderly on the southern end of the Oak Park site. Because the Housing Authority is a public agency, City voter approval of a referendum under Article XXXIV (34) of the California Constitution was required before it could develop the additional low rent housing units. In the same year, the Citizens of Paso Robles voted to approve an Article XXXIV referendum to construct 75 units of elderly low rent housing on Housing Authority (Oak Park) property.

In 1985, the Housing Authority had to compete with other agencies throughout the state for funds to construct low income housing. At the same time, Peoples Self-Help Housing was pursuing development of the 40 unit senior citizen apartment project at Spring and 30th Streets under HUD Section 202 (a different program than that being pursued by the Housing Authority). Since it became apparent that the Peoples Self-Help Housing project had a greater chance of being

- A significant decrease in the supply of rental units, which would tend to raise rents throughout the City and which could cause displaced tenants to have to look outside of the City for rental units or to double up (overcrowd) remaining rental units.
- The sale of units offers an opportunity to raise the price of the units to take advantage of appreciation. Tenants who buy their units could end up having higher housing costs (although they would also have a chance to build equity), possibly overpaying for housing; tenants who could not afford to buy their units would either have to move and face a significantly tighter and more expensive rental market (which could lead to overpaying and/or overcrowding) or stay in an investor-bought unit at higher rent (possibly overpaying).

In 1989-1990, City staff received several serious inquiries from owners of large apartment complexes, representing over 500 rental units, about converting to condominiums thereby posing a real threat that the above problems could occur. Of these inquiries, only the conversion of the Niblick Gardens Apartments to the Alder Creek Condominiums occurred and, as of April, 1993, none of the units in that project had sold.

Table 16 showed that only 21 - 28 percent of the City's current stock of condominiums are owner-occupied. Over the long run, if the overall supply of rentals is large enough, rents for condominium units would tend to equalize with that of similar-sized apartments given parity in on-site amenities (e.g. covered parking and recreation facilities) and location.

However, to soften the impact on the rental market, the City may wish to adopt a condominium conversion ordinance that would meter the rate of conversions based on the supply and vacancy rate of apartments and/or include requirements to assist tenants either to purchase their units (e.g. right-of-first-refusal) or to be relocated (at the converting owners expense) to other rentals of a similar size and price.

Land Use Element Policy RES-5 calls for the City to investigate and implement, as appropriate, opportunities to increase the supply of owner-occupied housing. Programs that support this policy include:

- Generally supporting the construction of new condominiums and the conversion of apartments into condominiums, where such conversion avoids tenant displacement and meets the City's current minimum standards for development of new multiple family housing.
- Updating the Condominium conversion requirements established in the Zoning Code.

2. PRESERVATION OF EXISTING HOUSING (REHABILITATION AND CONSERVATION)

Rehabilitation refers to the making of substantial repairs to aging housing, which is often occupied by very low and low income households, in order to keep such units from becoming unsafe, dropping out of the housing supply altogether (via demolition), and possibly being replaced by more expensive housing. Conservation refers to efforts to ensure that housing occupied by very low, low or moderate income households remains affordable to such households.

2.1 Rehabilitation:

Table 33 gives an estimate of the numbers of dwelling units that were rehabilitated between 1991 and 1993. The figures in this table were obtained from City Building Permit records for building permits issued for rehabilitation. The most common permit was for reroofing; other common permits included replacing gas and sewer service lines, room additions and electrical work. The figures cited do not include permits that were issued for patio covers, decks, exterior retaining walls, workshops, storage sheds, pools and spas. Assignment of a permit to an income group was based on whether the units were single or multiple family, the particular neighborhood involved, and Community Development Block Grant (CDBG) rehabilitation loan records.

TABLE 33

REHABILITATION BUILDING PERMITS BY INCOME GROUP

Year	Upper	Moderate	Low	Very Low
1991	42	67	63	45
1992	32	63	76	5
1993	55	124	89	13
Average	43	85	76	21

It is believed that the increase in numbers of permits issued in 1993 reflects primarily the relatively low mortgage interest rates available in 1993 and secondarily, improvement in the State's economy. With a rise in interest rates in 1994, it is not expected that the same rate of rehabilitation activity will occur in the remainder of the period of this Housing Element. However, the average rate indicated in Table 33 could be expected.

To assist in the rehabilitation of housing for low and very low income persons, the City applied for and received two grants,, in 1988 and in 1991, through the Community Development Block Grant (CDBG) Small Cities Program.

The 1988 grant consisted of \$600,000, of which \$550,000 was used to provide below market rate interest (3 percent), deferred payment (15 year) rehabilitation loans and emergency rehabilitation grants. (\$50,000 was used for administration of the grant). Maximum loan amounts were \$25,000 for owner- and renter- occupied single family dwellings and \$10,000 for rental multiple family dwellings. A maximum of \$10,000 was available for emergency rehabilitation grants. Any amount of loan principal causing the recipient household's monthly housing costs to exceed 25 percent of their gross monthly income would be rolled over into a 3 percent interest loan due in full when the property changes ownership.

As a conservation measure, landlords of rental units had to enter into a rent limitation agreement assuring affordability to low-income households for a minimum of 5 years. If tenants did not change (in 5 years), rents were frozen; if tenants changed, the new tenants paid rents no higher than 30 percent of their gross monthly income. No resale conditions were imposed on owners of single family dwellings to assure continued affordability.

From the 1988 grant, 33 owner-occupied single family units and 1 multiple-family 6 unit rental complex received rehabilitation loans and 4 owner-occupied single family units received emergency rehabilitation grants. Funds from the 1988 grant were available over a three year period; therefore, approximately 14 homes per year received assistance.

The 1991 grant consisted of \$490,500, of which \$453,725 was used for rehabilitation loans and grants and \$36,775 was used for grant administration. Maximum loan amounts were increased to \$30,000 for owner- and renter-occupied single family dwellings and remained at \$10,000 for rental multiple family dwellings.

From the 1991 grant, 35 owner-occupied single family units received rehabilitation loans and 5 single family units received emergency rehabilitation grants. Funds from the 1991 grant were available over a 30 month period; therefore, approximately 16 homes per year received assistance.

As a result of the 1990 Census, the Federal Office of Management and Budget included Paso Robles within a Metropolitan Statistical Area (MSA) along with the cities of San Luis Obispo and Atascadero. Because of this designation, the City no longer qualifies for the State's Small Cities CDBG Program but does qualify for entitlement CDBG funds, which are available through the US Department of Housing and Urban Development (HUD).

HUD has indicated that the City is entitled to approximately \$237,677 for Fiscal Year 1994/95. In addition to rehabilitation, related eligible uses of Federal CDBG funds include, but are not limited to,: acquisition of land for public purposes (e.g. for conservation of affordable housing), relocation of displaced tenants, rehabilitation of commercial buildings, economic development and removal of architectural barriers (a form of rehabilitation benefiting the physically disabled).

The City's "Final Statement of Community Development Objectives and Projected Use of CDBG Funds" for Fiscal Year 1994/95 proposes that this allotment be used for first-time homebuyer assistance, commercial rehabilitation, and "capacity building" (i.e., partial funding for personnel to implement Housing Element and Redevelopment programs). Residential rehabilitation was not proposed for CDBG funding in Fiscal Year 1994/95.

It should be noted, however, that use of CDBG funds for activities such as economic development programs, may not result in new construction, rehabilitation or conservation of housing but should increase employment opportunities and/or increase household incomes, which in turn, would make housing more affordable and help reduce overpaying for and overcrowding of housing.

It is unknown whether the entitlement amount will increase, decrease or remain static. However, if it remains static, the City could receive up to \$713,000 during the last three years of the period of this Housing Element. Of this amount, 20 percent is eligible for administration of the grant.

To supplement CDBG rehabilitation grant funds, in Fiscal Year 1990/1991, the City's Redevelopment Agency provided low interest loans for rehabilitation of homes occupied by low and very low income households. A total of \$41,327 of redevelopment housing set-aside funds were allocated to rehabilitate 7 single family owner-occupied homes. These loans provided zero percent interest, deferred payment loans due on transfer of title.

Since the formation of the Redevelopment Project Area in 1987, and the end of Fiscal Year 1992/93, the Housing Set-Aside Fund has been used to supplement funds for Los Robles Terrace (\$119,730), for rehabilitation loans to low income households (\$41,327), and for housing programs administration (more than \$67,000). As of June 30, 1993, the balance in the Housing Set-Aside Fund was \$72,430. During the period of this Housing Element, it is projected that \$556,543 will be added to the Housing Set-Aside Fund, bringing the balance to \$628,973. (NOTE: These figures represent principal only and do not include any projected amounts for interest that will accrue to the housing set-aside fund during this period.)

Another preservation-related project completed with redevelopment funds during this period was the installation of new playground equipment at the Oak Park (Housing Authority) Apartments. For this project, \$60,000 of regular (i.e., not Housing Set-Aside) tax increment funds were spent in 1990/1991.

Based on comments from the public hearings in 1993 and 1994 on the proposed use of CDBG funds, and from discussions in the same time period by the City Council, Planning Commission and Redevelopment Project Area Committee, the demand for new affordable housing is currently substantially stronger than that for rehabilitation. Additionally, rehabilitation assistance programs would require an increase in staff resources (in-house or contract). Because of the limited amount of entitlement funds, "staffing up" for a rehabilitation program would not seem to be a reasonable use of scarce resources. Further, the City just finished a strong commitment to rehabilitation. Therefore, given the limited amount of public housing funds and competing priorities for staff time (e.g. efforts such as code amendments to remove constraints to affordable housing), it is expected that publicly-assisted rehabilitation efforts will be suspended in Fiscal Years 1994/95 and 1995/96.

2.2 Conservation: Subsidized Units at Risk of Conversion to Market Rate:

State Government Code Section 65583(a)(8) requires that the Housing Element contain an analysis of the existing assisted housing developments that are eligible to change from low income housing uses during the next 10 years due to termination of subsidy contracts, mortgage prepayment or expiration of restrictions on use (i.e., requirements that the assisted units be reserved for occupancy by low, very low income, elderly and/or disabled households).

This section defines "assisted" housing as multiple family rental housing that receives governmental assistance under federal programs, state and local multiple family revenue bond programs, community development block grants (CDBG), local redevelopment programs, or local in-lieu fees (including density bonuses).

The required analysis must contain the following:

- (1) Inventory of those subsidized units that are at-risk of losing their use restrictions;
- (2) Cost analysis of preserving at risk units versus replacing them;
- (3) Resources for preservation:
 - (a) Nonprofit entities capable of acquiring and managing at-risk units;

- (b) Potential preservation financing sources and estimates of available funds;
- (4) Quantified Objectives: number of at-risk projects/units to be preserved; and
- (5) Programs: efforts to preserve units at-risk of losing use restrictions.

Because the Housing Element addresses the housing needs in five year segments, the required analysis for the 10 year period may be subdivided into five year segments; the quantified objectives and programs need only address those units which are at-risk in the first five year segment. Therefore, the periods of analysis for this Housing Element are as follows:

10 Year Period: July 1, 1992 to June 30, 2002;
1st 5 Year segment: July 1, 1992 to June 30, 1997;
2nd 5 Year segment: July 1, 1997 to June 30, 2002.

Inventory of At-Risk Housing:

Appendix D contains a list of the seven subsidized multiple family housing developments in the City. Of those developments listed, three are at risk of being converted to market rate rentals in the next 10 years (i.e., by June 30, 2002).

The first "at risk" development is a 6 unit apartment complex located at 839 - 17th Street for which CDBG rehabilitation loan (for \$8,000) was approved in 1989. This loan was made subject to an agreement between the City and the owner that for 5 years following completion of the rehabilitation work, rents for the same tenants living in the complex at the time that the loan was approved be frozen and that rents for any new tenants during the 5 year period be limited to no more than 30 percent of their gross monthly income. The rehabilitation was completed on May 22, 1991 and the rent limitation agreement, therefore, expires on May 22, 1996. This project is at-risk of being converted to market rate rentals within the first five year segment.

The second "at risk" development is Hacienda Del Norte, a privately-owned, 44 unit senior citizen apartment building located at 529 - 10th Street. This development was financed with an FHA-insured mortgage under Section 221(d)(3) (Market Rate Interest) of the National Housing Act. The contract was approved on October 21, 1977 and expires on October 21, 2017. The mortgage is eligible for prepayment on October 21, 1997, which is in the second five year segment.

Prepayment of the mortgage is subject to the provisions of the National Low Income Housing Preservation and Resident Homeownership Act (LIHPRHA: Title 6 of the National Housing Act). LIHPRHA

requires that, in order for a mortgage to be prepaid, a finding must be made that there does not exist a need for low income housing in the community. If this finding cannot be made, prepayment may be made subject to granting "right of first refusal" to purchase the project to public agencies for 12 months and to private nonprofit corporations for 15 months. (NOTE: These periods overlap).

Rents in this project are subsidized with HUD Section 8 Loan Management Set-Aside funds. The term of the Section 8 contract is for 5 years with an automatic renewal option for an additional 5 years. The Section 8 contract was approved on August 31, 1990 and expires on August 31, 1995. This contract will automatically be extended to August 31, 2000 unless an application is made for withdrawal prior to the expiration date in 1995. It should be noted that, under present Section 8 provisions, in 1995, the contract will be renewed with provision that in 2000, it will automatically be extended to 2005 and so on. It is not expected that the owner will apply for withdrawal from Section 8 funding during the life of the Section 221(d)(3) mortgage as the rent subsidies are necessary to ensure that the targeted income group seniors can afford the rents.

The third "at risk" development is Riverview Apartments, a privately-owned, 48 unit apartment complex located at 149 Olive Street, which is rented to very low and low income households. This project was built and is operated under Farmers Home Administration (FmHA) Section 515. The construction loan was approved on February 26, 1982 and is to be paid off over 50 years. However, FmHA regulations provide that Section 515 loans may be prepaid in 20 years if it can be found that there is no need for low and very low income housing in the City or if the owners enter into a project-based HUD Section 8 contract. Since the loan prepayment date is February 26, 2002, this project is at-risk of being converted to market rate rentals within the second five year segment.

Cost Analysis: Replacement vs. Preservation

Appendix D contains an analysis that compares the cost of replacing the three "at risk" housing projects with the cost of preserving them. This analysis shows that it is significantly less costly to preserve the projects. The estimated public cost to preserve the project at 839-17th Street (which is the only project eligible to convert to market rate during the period of this housing element) is \$57,549 if Section 8 Rental Assistance can be provided and \$214,019 if Section 8 funds are not available. The estimated public cost to replace this project is \$255,554 if Section 8 Rental Assistance can be provided and \$412,024 if Section 8 funds are not available.

Resources for Preservation:

(a) Nonprofit entities capable of acquiring and managing at-risk units:

Peoples' Self-Help Housing Corporation, which operates in San Luis Obispo County, has provided a letter indicated that it would like to be identified as a potential resource to acquire "at risk" projects in Paso Robles. This letter is included within Appendix C.

Additionally, HCD publishes a list of "Entities Interested in Right of First Refusal Program". The October 2, 1992 list identifies the following organizations as being interested in projects in San Luis Obispo County:

- San Luis Non-Profit Housing Corp
ATTN: Donald Grant
P.O. Box 13657
San Luis Obispo, CA 93406
- Housing Authority for the City of San Luis Obispo
ATTN: George Moylan
P.O. Box 638
San Luis Obispo, CA 93406
- Southern California Presbyterian Homes
ATTN: Marc Herrera
1111 N. Brand, Suite 300
Glendale, CA 91202

Further, HCD's list includes eight organizations that have indicated interest in "at risk" projects on a statewide basis.

(b) Potential preservation financing sources and estimates of available funds:

(1) Redevelopment Housing Set-Aside Funds: State Redevelopment Law requires that 20 percent of all tax increment revenues generated within the Redevelopment Project Area be spent for the housing needs of low and very low income households. As was mentioned in the previous section on rehabilitation, there will be \$564,374 (principal) available in the housing set-aside fund during the period of this Housing Element. It should be noted that there will probably be other housing projects, such as rehabilitation, vying for the same funds.

(2) Community Development Block Grants (CDBG): Entitlement CDBG funds were discussed in the previous section on rehabilitation. It is expected that there could be \$713,000 available during the period of this Housing Element. These funds may not be used for new construction (i.e., replacement of "at risk" units). However, they may be used for land acquisition and

rehabilitation, which are components of preservation. Again, it should be noted that there will probably be other housing projects, such as rehabilitation, and non-housing projects such as economic development activities that will vie for the same funds.

Quantified Objectives and Programs:

The quantified objectives (Section XI) include all of the subsidized units listed in Appendix D.

The programs (Section XI) primarily address the 6 unit complex at 839 - 17th Street and secondarily those actions that need to be taken to ensure that the units in Hacienda del Norte remain affordable to the elderly.

2.3 AB 315 and AB 1290 Requirements

AB 315, which became law in 1991, amended State Redevelopment Law to require the following:

- That at least 30 percent of all new or rehabilitated dwelling units developed by a redevelopment agency (through use of housing set-aside funds) be available to low and moderate income households and that 50 percent of these must be available to very low income households.
- That at least 15 percent of all new or rehabilitated dwelling units developed within the redevelopment project area by private parties be available to low and moderate income households and that 40 percent of these must be available to very low income households.
- That the aggregate number of units replaced, built, or rehabilitated subject to the two above provisions remain affordable to very low, low and moderate income households for the longest time feasible as determined by the redevelopment agency, but not for less than the period of the land use controls established in the Redevelopment Plan (which, for the City of Paso Robles is 45 years from November, 1987).
- That the City prepare a 10 year plan for complying with the above requirements and that this plan shall be consistent with the Housing Element, preferably having the 10 year cycle coincide with the Housing Element update cycle.

AB 1290, which became law on January 1, 1994, requires that a 5 year Implementation Plan, incorporating the information required by AB 315, be adopted by the City Council no later than December 31, 1994.

3. INCREASE INCOMES

Table 10 in Section 2 showed that the median household income for the City in 1989 was \$29,054, substantially behind that for the County (\$31,164) and the State (\$35,978). Increasing household incomes would narrow the gap between housing cost and income. It would also reduce the amount of overpaying and overcrowding.

Goal #1 of the General Plan calls for the City to support the operation of an effective business retention and recruitment program designed to improve the community's economic base including, among other things, provisions for "head of household" jobs. For example, many of the jobs presently in the City's manufacturing sector are relatively low-paying assembly jobs. The City is actively striving to attract industries that offer jobs which demand more technical skill and, therefore, pay higher wages and salaries.

Attraction of jobs at any level would also be beneficial in reducing the local unemployment rate and helping raise household incomes, and improving the jobs/housing balance.

Economic development activities are eligible uses for entitlement CDBG funds.

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VI HOUSING PRODUCTION CONSTRAINTS

The supply of affordable housing at all income levels is affected by a variety of constraining factors. Such factors can be generally classified as governmental and non-governmental constraints. Governmental constraints can occur through the imposition of governmental regulations and ordinances which are excessive and which unduly increase the cost of housing as a result of their implementation or enforcement. Non-governmental constraints relate to housing market conditions in terms of costs related to land, construction and financing of residential projects. Non-governmental constraints are out of the control of local government but which need to be analyzed in order to identify housing programs which are responsive to local conditions.

In short, both governmental and non-governmental constraints have an effect on the ultimate cost of housing in a particular locality. Many of these constraints cannot be overcome by local government, particularly those related to the condition of the national, state, or local economic climate, but others can be addressed and mitigated if found to be excessive.

1. GOVERNMENTAL CONSTRAINTS

Local governmental policies with regard to land use and development are intentionally enacted to protect and further the general welfare and to regulate the quality of development in the community. In so doing, such policies may unintentionally cause an adverse effect on the creation, cost and availability of housing in the community. The main areas of concern include land use controls, building code regulations, fees and other exactions required by developers, and local processing and permit procedures.

1.1 Land Use Controls

The General Plan establishes a policy framework for all development within the City. The Land Use Element of the General Plan designates areas for land use and probable densities at which residential development should be permitted to occur. Therefore, the potential for additional housing is set by the ultimate land use densities and areas designated for residential uses on the General Plan map.

The Land Use Element of the General Plan, as adopted in August, 1991, provides for residential densities as shown in Table 33.

TABLE 34

GENERAL PLAN-ASSIGNED DENSITIES

<u>Residential Land Use Category</u>	<u>Maximum Density</u>
Residential Rural	1 du/5 acres
Residential Suburban	1 du/2.5 acres
Residential Single Family	1-4 du/acre *
Residential Multiple Family-Low Density	8 du/acre
Residential Multiple Family-Medium Density	12 du/acre
Residential Multiple Family-High Density	16 du/acre
Mobile Home	5 du/acre

* There are 4 Residential Single Family (RSF) subcategories: RSF (4 du/acre); RSF-3 (3 du/acre); RSF-2 (2 du/acre); RSF-1 (1 du/acre).

Figures from the Land Use Element show that approximately 45 percent of the City's land is designated for residential use, with the majority targeted for single family residential development. As mentioned previously, there is an adequate supply of readily available vacant land to meet the housing needs of the City for the duration of the planning period to 1997.

The allowable densities contained in the Land Use Element are not regarded as restrictive or providing a constraint to the provision of properly zoned land for housing construction. The City has received comments that the maximum allowable densities for the Residential Multiple Family Low and Medium Land Use Categories are inadequate to provide affordable housing for low and very low income households. Appendix F (City's responses to comments from the State Department of Housing and Community Development) address this issue, concluding that the subject densities do not pose such a constraint.

The Zoning Code implements General Plan policies by establishing zoning districts (zones) that correspond to the various land use categories. Each zoning district has its own set of development standards which include requirements for density, lot size, lot coverage, and setbacks. Additionally, the Zoning Code establishes standard requirements for off-street parking for all types of land uses. With few, if any exceptions, all single and multiple family development that conforms to the densities prescribed in Table 33, has had no difficulty meeting current zoning code standards.

As will be discussed in Chapter VIII, the Current Zoning Code standards for multiple family development have been found to be inadequate for such items as minimum lot sizes (before approval of a development plan), setbacks, on-site open space and recreation areas, and driveway lengths/turn-arounds for emergency vehicles have enabled poor quality development and unhealthy and poorly-

maintained neighborhoods. To remedy such problems, such development standards need to be revised. Such revisions are not expected to significantly affect allowable densities, and therefore, should not pose a constraint to affordable housing.

The City recognizes that there are situations in which strict adherence to numerical standards for such items as setbacks and minimum lot sizes could otherwise prevent design solutions such as zero-lot line and Planned Unit Development (PUD)/townhouse styles of development, which have proven to be valuable in clustering dwelling units to protect hillsides and oak groves as well as to provide housing cost savings via reduced/shared infrastructure improvements. To allow for such styles of development, the Zoning Code provides the Planned Development (PD) (overlay) Zoning District (Zone), which allows for modifications of base zoning district development standards.

Presently, if a vacant property on which such styles of development is proposed is not already located within the PD Zone, it must be rezoned. While a rezone application may be processed concurrently with a subdivision map and/or development plan application, there is somewhat of a constraint involved with the rezone application, in terms of rezone application fees and the pre-existing lack of entitlement. This constraint could be removed by revising multiple family zone development standards to allow for flexible standards (i.e. "building" PD Zoning into the multiple family residential zone regulations so that a rezone is not necessary).

Other regulations which may more directly effect the costs of development include open space and environmental requirements. The R-1 and Hillside Development (overlay) Zoning Districts contain requirements that lot sizes increase as the slope of the developable area of a lot increases in order to minimize visual impacts associated with hillside development. Under these regulations, minimum lot sizes range from 7,000 square feet in areas of 0 to 4 percent slope up to 20,000 square feet in areas exceeding 25 percent slope. Other provisions of the R-1 and Hillside District relative to building design, color and materials, landscaping, and protection of views and vistas can also increase development costs.

The City's Oak Tree Preservation Ordinance requires the preservation of all native oak trees with a trunk 6 inches or more in diameter (measured three feet above grade). This can have the effect of further increasing lot sizes in order to achieve developable parcels or decreasing the developable area of an existing lot.

The Zoning Code is the appropriate document for prescribing regulations for density bonuses and for second units in single family zones. These matters were discussed in Sections 1.3 and 1.5 of Chapter V. The City has received comment that the present lack

of a density bonus ordinance is a constraint to affordable housing. However, as was previously noted, the City did provide a density bonus when asked for the development of Los Robles Terrace. The restrictive nature of the current second unit ordinance has been considered to be somewhat of a constraint, and therefore, worthy of revision to lessen the degree of restriction as discussed in Section V-1.5. It is anticipated that, with such revisions, 1-2 second dwelling units per year might be developed.

1.2 Building Code Requirements

In accordance with State Law, the City has adopted and enforces the Uniform Building Code (UBC) and its related codes, which requires that all housing units are built and rehabilitated to specified standards.

The building permit and approval process is not complex in Paso Robles. The time span from application to approval (discounting any requirements for plot plan or site plan review) in 1993 averaged 15 - 20 working days depending on whether or not special approvals are necessary. Building permits for rehabilitation of existing units are normally processed within 5 - 15 days, depending upon the amount of rehabilitation proposed.

Since 1992, the City has not had an active residential building code enforcement program. Currently, building code enforcement for residential is only initiated on a complaint basis. In the case of dangerous buildings, the City's procedure is to allow owners/residents a reasonable time to correct code deficiencies before initiating abatement (demolition) proceedings.

The UBC and related codes ensure safe housing and are not considered a significant constraint to housing production.

1.3 City Fees

Since the passage of Proposition 13 in 1978 and the reduction in tax revenues that followed, California cities/counties have had to find new ways to generate revenues to offset the costs of servicing and regulating development, and of mitigating impacts to the environment and infrastructure. Subsequently, jurisdictions turned to increasing existing fees and/or establishing new fees. Unfortunately, such actions have had the effect of increasing the cost of housing.

Land Use Element Policy OA-7 and a supporting program call for the City to ensure that new development mitigates its share of the impacts to the natural and built environment and that the City's development impact fees be updated to accurately mitigate the level of impacts to City services created by various types of

development. This policy and program indicates that residential development creates the greatest need for facilities and services, including the need for local employment in order to mitigate air quality and traffic impacts, and that residential development shall bear its fair share of the cost of mitigation.

The City has adopted a fee schedule with two types of fees:

- Development Services Fees: These fees pay for the City's costs (staff and overhead) for such services as reviewing development applications and providing requested research.
- Development Impact Fees: These fees pay for capital infrastructure needs including, but not limited to bridges, traffic signals, sewer system, water system, storm drains, and emergency vehicles.

The City's basic fee schedule for development services impact fees was adopted in 1986. These fees need to be updated to recover City costs/avoid overpayment of fees.

In accordance Land Use Element Policy OA-7 and its supporting program, in 1993, the City took the following steps toward updating its development impact fees:

- The Sewer Connection fee was updated to remedy a projected significant shortfall ($\pm \$3.5$ million) between the amount of fees that new development (residential, commercial and industrial) would have paid under the previous fee schedule and the amount necessary to amortize the bonds sold to expand the Wastewater Treatment Plant in 1988.
- Recognizing that the 1986 impact fees were not recovering the cost of such improvements as expansion of the Niblick Bridge and other infrastructure needs, the City adopted a supplementary fee schedule which calls for an increase of \$5,000 per residential unit to be phased in in \$1,500 increments per year, beginning January 1, 1994.

Several developers who were members of the County's Chapter of the Building Industry Association participated in the preparation of the new additional fee schedule. This participation helped keep fee increases within the affordability range of first-time home buyers.

In addition to the City's general development impact and services fees, special fees have been established for the specific plan areas to pay for the infrastructure and planning necessary to provide the minimum amount of services and impact mitigation to these areas.

The City's residential development fees and Planning Application fees are summarized in Appendix E. As required by State Law, Paso Robles must set its development fees at an appropriate level to cover the actual level of servicing and regulating necessary for a particular type of development. The City is committed to ensuring that there is no overlap among fees, particularly between general impact fees and specific plan fees.

Based on the fees listed in Appendix E, the total package of fees for a 1,500 square foot single-family house on a finished lot in a typical subdivision (outside of a specific plan area), assuming approximately \$1,400 for building permit, plan check and SMIF fees, would be approximately \$10,700 in 1994 and would increase \$1,500 per year to \$14,700 in 1997.

Likewise, the total package of fees for an 850 square foot apartment on a finished lot, assuming approximately \$900 for building permit, plan check and SMIF fees, would be approximately \$7,350 in 1994 and would increase \$1,500 per year to \$10,850 in 1997.

It should be noted from the fees listed in Appendix E, that certain fees are collected prior to approval of a final subdivision map and become part of the cost of a finished lot. These fees include Storm Drainage, Park Development, Annexation Public Safety and Street Tree Fees. Some of these fees are collected on a per lot basis, others are collected on an acreage basis. Based on the fees calculated for 4 single family tracts that received final map approval in early 1993, the average total of these fees came to \$1,650 per lot.

Naturally, any reduction in such fees would have a direct impact on lowering the cost of providing housing. A fee reduction program could be offered to developers who, for example, reserve at least 20 percent of their units for low-income households. Any reduction in fees would have to be off-set by other revenues (e.g., surcharges on other fees, other sources).

1.4 School District Fees

Pursuant to AB 2926 and SB 1287, the Paso Robles School Districts have established combined development fees of \$1.72 per square foot (1994) of livable area in residential units. These fees are charged prior to issuance of building permits for new homes and for additions.

The School Districts have indicated that the above fees are inadequate to finance the building of new schools needed to mitigate overcrowding conditions. To address the shortfall, the Paso Robles School Districts have established Community Facilities (Mello-Roos) District (CFD) 91-1 and have requested that the City place a condition on the approval of discretionary applications for residential development (e.g., single family residential subdivisions) that

such development be annexed into CFD 91-1. The School Districts have indicated that the purpose of CFD 91-1 is to extend the life of, and not to increase the percentage of, the present combined 0.36 percent property tax override (for school facilities) past the amortization date of the current bonds (in the year 2002) for those homes that are annexed into this community facilities district.

The Land Use Element of the General Plan contains Policy PS-12 and a supporting program that calls for the City to assist the School District in mitigation of overcrowding conditions via formation of Community Facilities (Mello-Roos) Districts as a means of funding acquisition of school sites and construction of public schools. In accordance with this policy and program and in response to the School Districts' requests, the City has placed the following condition on several subdivisions:

"In order for this tract to be in conformance with the General Plan, the tract shall be annexed into a Community Facilities District (CFD) that serves to mitigate impacts to public schools. Said CFD shall either be a joint City-School District CFD or a CFD created by the School Districts that the City Council has approved. If at the time that the final map is submitted for approval, proceedings to annex the tract into a CFD have not been completed, the applicant shall record on all lots, a waiver of future protest to the formation of a CFD joint City-School District CFD or a CFD created by the School Districts that the City Council has approved."

It should be noted that the City is also considering using Mello-Roos financing to fund a range of facilities such as bridges, parks, sewer and water system facilities, and police and fire facilities, as well as reserving taxes for schools. The conventional wisdom regarding bond financing indicates that the maximum property tax rate, including assessments, should be 1.75 percent, and not more than 2.0 percent. The City's property tax rate is presently about 1.37 percent, of which 0.36 percent already goes to the school districts' facilities. If the School Districts use CFD 91-1 only to extend the present property tax override, the City would theoretically have a 0.39 - 0.64 percent property tax rate available for its projects.

Community Facilities Districts are methods by which infrastructure necessary to support housing can be financed and installed to be on line either before or concurrently with the development of housing. Because CFD's are assessment districts, the cost of providing the infrastructure is postponed until after a home is built and spread out over several years. The result is that the cost of purchasing a home is reduced. However, the combination of monthly payments for a mortgage plus property tax which includes an assessment district may be higher than the monthly costs that would occur if the infrastructure was financed via a fee if the period for paying off the bonds is less than that for paying off the mortgage.

1.5 City Permit Processing System

The permit processing system affects housing costs. Primarily because interest on loans to hold property and/or to design projects must continue to be paid, the longer it takes for a project to be approved, the higher the development costs. Secondarily, in a market that is experiencing fluctuations in interest rates and/or land costs, changes in financing may occur that raise the cost of housing.

Since the 1989 Housing Element, the City has taken action to "streamline" its permit processing system, saving time and money for developers off all types of projects. Final approval authority for subdivision maps and development plans has been delegated to the Planning Commission, thereby eliminating a second public hearing for such projects before the City Council; three subcommittees of the Planning Commission, which pre-reviewed subdivisions and development plans, were consolidated into a single subcommittee; authority to approve plans for single family dwellings on hillside lots was delegated to staff; and the Zoning Code was amended to give clear direction about the process and requirements for applications.

The City's Zoning Code establishes the following levels of review for residential development permits:

- Discretionary Review: Projects are presented to the Planning Commission for review at a public hearing. In order to approve a project, the Planning Commission must make findings, specified by State Law or City Code, which basically confirm that the project will not be detrimental to the public health, safety or welfare.

Discretionary Review is required by State Law (Subdivision Map Act) for subdivision (tract) maps and parcel maps (lot splits in which 4 or less new lots are created).

Discretionary Review is required by City Code for development plans for multiple family projects of 5 or more units, and development plans for tract production (non-custom) homes and tract improvements in the Hillside Development and Planned Development Zoning Districts.

- Site Plan Review: Projects are presented to the Development Review Committee (DRC = 3 Planning Commissioners) for review at an informal meeting at which the public may attend. The DRC reviews projects for conformance with design guidelines established by the Planning Commission. Site plan review is required for multiple family residential projects involving 2 to 4 units per lot and

for single family homes delegated by the Planning Commission to the DRC.

- Plot Plan Review: Planning and Building Division staff level approval for individual single family homes, including homes within the Hillside Development (overlay) Zoning District. Staff reviews plans for conformance with City codes and design guidelines established by the Planning Commission.

Based on workload and staffing in July, 1994, residential projects that require discretionary review could be scheduled for Planning Commission review within 8-12 weeks of submittal of a complete application, if no complex environmental review (i.e., Environmental Impact Report or Expanded Initial Study) is required. If complex environmental review is required, the process could be lengthened by 6-9 months.

The City recognizes that discretionary review for multiple family residential development is a constraint to the provision of affordable housing. However, as is discussed in detail in Section VIII (Quality of Residential Development), it is a necessary constraint to ensure minimum levels of public health, safety and welfare and the provision of "decent housing in a suitable living environment" as called for by the State Housing Goal. The City recognizes that good design fosters a sense of pride among residents, which in turn, encourages better maintenance of housing and lower housing costs in the long run. With the projected adoption of updated development standards and design guidelines for multiple family residential, the discretionary process should become more-streamlined and, therefore, less costly.

Projects that require Site Plan review could be scheduled for DRC review within 2-4 weeks of application submittal if the application is complete.

Plot Plan review generally took 1-3 days from receipt of an application.

To assist applicants with making a complete application, the City has prepared a Development Handbook that contains lists of all of the required information required for each type of application.

Paso Robles is generally regarded as having one of the fastest permit processing systems on the Central Coast. However, there are improvements that could be made. The General Plan and Zoning Code calls for the development of design guidelines, particularly for multiple family residential development (both apartments and condominiums). Preparation of detailed guidelines for multiple family projects is scheduled for completion before the end of 1995.

1.6. Article XXXIV (34)

Article XXXIV of the California Constitution requires low rent housing developments to receive voter approval when they are developed, constructed, or acquired in any manner by a State agency. As was mentioned in the previous section on affordable housing opportunities, in 1985, the citizens of Paso Robles considered and passed an Article XXXIV referendum to construct 75 units of elderly (low rent) housing on Housing Authority property at the Oak Park Apartments. Plans to build these units have been postponed for an indefinite period of time.

1.7 Property Taxes

Proposition 13 (1978) established a statewide property tax rate of one percent of assessed value per year. On top of this one percent may be additional charges for general obligation bonds and assessment districts. The present base property tax rate in the residential areas of the City (north of Highway 46 West) is 1.3666, which includes a 0.0091 percent assessment for the state water project, 0.1775 percent for elementary school bonds and 0.18 percent for high school bonds. (Both bonds are due to be amortized in 2002.) Certain areas of the City are located within assessment districts for sewer and storm drain systems.

Subdivisions approved by the City since 1987 have been required to be annexed into a Benefit Maintenance (assessment) District, established under the State's Landscaping and Lighting Act of 1972, to recover costs of maintaining street lights, maintenance of landscaping along tract boundaries and neighborhood parks, weed abatement in open space areas, and maintenance of drainage basins. Benefit Maintenance Districts are set up so that any given lot only pays for its proportionate share of the cost of maintaining those facilities that serve the subdivision in which the lot is situated. Annual assessments presently (1992/1993) range between \$100 and \$320 per lot.

2. NON-GOVERNMENTAL CONSTRAINTS

Non-governmental constraints to affordable housing in Paso Robles consist of those costs subject to the forces of the market such as costs for land, site improvements, construction, and financing. The City's natural topography is also a constraint. The City has relatively little control over these factors. In effect, the influence on localized housing prices and affordability is dependent upon regional market constraints and opportunities.

2.1 Land Costs

The cost of land has become an increasingly significant component of overall housing costs. The accelerated rise in land costs in

the Los Angeles/Southern California urban markets during the 1980's was an important reason development began to accelerate in the Salinas Valley Region. Relatively inexpensive land costs made housing more affordable. However, as the demand for housing increases so does the cost of land the market is willing to bear.

In 1989 and 1990, the cost of housing and residential land increased dramatically in Paso Robles as it did throughout much of the state. With the downturn in the national and state economy in 1991-1993, housing and land prices have receded somewhat from their peaks.

In the Paso Robles trade region (10 mile radius) the cost of residential land constitutes from 35 and 50 percent of the building improvement value. The actual cost varies depending on the lot size, location, status of development and cost of needed improvements.

Although Paso Robles has sufficient vacant land to meet its housing needs, much of this land, particularly that in the specific plan areas, needs to have streets, water lines and sewer lines extended to it. The cost of providing infrastructure to these areas will result in increased housing costs in these areas.

Telephone interviews with realtors, developers and local bankers in April, 1993 revealed the following about land costs:

- The cost of raw single or multiple family residential land (excluding the costs of improvements such as streets and utilities or the cost of financing) generally ranges between \$8,000 and \$15,000 per dwelling unit. However, higher prices, such as \$35,000 per dwelling unit, have been paid.
- The cost of a finished single family residential lot generally ranges between \$50,000 and \$70,000 for a (7,000 - 10,000 square foot lot and between \$75,000 and \$100,000 for a 1 acre lot.
- There seems to be a reluctance among landowners who bought property during 1989 and 1990 to lower their land prices enough to accommodate the current market. Apparently in many cases, their financial loss would be too great.
- Loans to acquire land for development are either not presently available or very difficult to come by. Local banks will lend only 50 - 65 percent of the land price for a 2 year period at rates equal to the Prime Rate plus 2-4 points, with 2-3 points of loan fee. Generally, money to buy land for development requires investors with significant amounts of cash.

2.2 Site Improvement Costs

In order to provide a safe and suitable environment for residential development, lots must be graded (the extent of grading varies with the underlying slope), infrastructure (streets, sewer, water, storm drains, other utilities) must be extended to each lot, and sound attenuation walls and landscaping provided along arterial streets.

Table 34 shows the improvement costs for 4 single family residential subdivisions that are being developed in early 1993. Generally, site improvement costs constitute one-third to one-half of the cost of a finished residential lot.

Local bankers have indicated that loans for site improvements are presently available but are difficult to make if there is a large inventory of improved but vacant lots. Loans are for 65 - 80 percent of the improvement costs for a 2 year period at rates equal to the Prime Rate plus 2-4 points, with 2-3 points of loan fee.

TABLE 35

TRACT IMPROVEMENT COSTS (1993)

<u>Tract</u>	<u>Improvement Cost</u>	<u># of Lots</u>	<u>Cost per Lot</u>
1508, Phase 3	\$1,344,000	44	\$30,545
1581, Phase 3	\$ 979,240	41	\$23,884
1771, Phase 1	\$2,700,000	41	\$65,854
1832	\$1,175,000	74	\$15,878
Total	\$6,198,240	200	\$30,991

Source: Engineering Division of Public Works Department

2.3 Construction Costs

The components of construction costs include building materials, labor and profit. Profit is generally 10-15 percent of construction costs.

Telephone interviews with builders and developers in April, 1993 revealed the following construction costs (which include City and School District development fees):

- Single family dwellings cost between \$45 and \$55 per square foot for a basic house (not including City or School District fees, which would add about \$4 to \$8 per square foot outside of a specific plan area).
- Multiple family (apartments) with 1-2 stories (and no elevator) costs between \$45 and \$55 per square foot not including City or School District fees.

Other factors mentioned as contributing significantly to the cost of construction were:

- Escalating cost of Workers Compensation Insurance (actually a requirement of State Government);
- Unfavorable federal tax laws (since the Tax Reform Act of 1986), which discourage investment in rental housing;
- Significant increase (50 - 60 percent) in the cost of lumber beginning in March, 1993.

Lenders have indicated that financing for projects involving 5 or more units per lot are classified as commercial loans, rather than as residential loans, and involve a higher degree of risk to the lender. Consequently, compared to residential loans, commercial loans have higher interest rates, lower loan to value ratios (e.g. 70%), and shorter terms (e.g. loans amortized over 25 years but due in 5 years).

2.4 Cost of Mortgages

In the late 1980's, interest rates for 30 year fixed rate mortgages were ranging between 9 and 10 percent. In the early 1990's they dropped to 8 to 9 percent, in April, 1993, were ranging between 7 and 8 percent and in July, 1994, had risen back to 8.5 percent. In the next five years, it would not be unexpected if interest rates ranged between 8 and 10 percent.

Despite the relatively low interest rates in 1993, housing production and sales were in a slump, reflecting the downturn in the state economy. The lack of new jobs, combined with recent loss of jobs at the statewide level was believed to be the primary cause contributing to the inability of potential home buyers to take advantage of low interest rates.

In 1994, home construction and sales began to rise, even with a 1 to 1.5 percent rise in interest rates over 1993. A combination of economic recovery and lowering of land costs is believed to contribute to this.

Local lenders report that mortgage and rehabilitation loans are available in 1994. Many local lenders are participating in

programs such as Fannie Mae's "Community Home Buyers", which offer loans with 95 to 97 percent loan to value ratios to low and moderate income households. Lenders also report that, despite such programs, even a 3 percent downpayment can be a substantial hurdle for many low income households.

Another mortgage-related constraint is the lack of a credit rating by low income households. To address this, some lenders are providing secured credit cards so that community members can build credit. Additionally, some lenders (including the secondary market) have indicated that they will, in certain cases, accept a documentable 12 month history of prompt utility payments as evidence of acceptable credit risk.

2.5 Topography

The natural topography in the City is varied, much of it is in steep or rolling hillsides, some of which are covered with native oak trees. Most of the City's hillside areas are designated for single family residential land use. Development of housing on hillsides has proven to be more costly than development on flatter terrain.

As slope increases, so does the amount and cost of grading to create a building pad and slope stabilization measures such as retaining walls and landscaping. Foundations on sloping land must be larger than those on flat land in order to provide adequate stability.

VII ENERGY CONSERVATION

Energy consumption impacts housing in several ways. In addition to energy requirements related to uses in the home, energy used to travel from home to work, to construct housing and to support housing services such as water and electricity, reveal a close relation between energy consumption and housing.

In the 1970's standards for energy conservation had been adopted by the State. Since that time, Title 24 of the California Code of Regulations, which deals directly with energy conservation, has been revised and updated on a continuing basis to require greater energy efficiency in the construction of new housing. State laws have provided several alternatives which will satisfy energy deficiency requirements, namely passive solar designs, insulation standards, or active solar devices.

Several incentives exist at both the state and federal level to encourage energy conservation: income tax credits, low-cost loans, grants and energy audits. However, the major considerations involve cost. One, the cost of many energy saving devices are prohibitive to most households (especially low-income). Two, reduction in energy costs must offset the cost of the improvements. In simple terms, the increased cost of constructing energy efficient housing directly affects the housing affordability.

Communities have dealt with these issues in many ways. In some instances building codes have been upgraded, solar energy devices have been required and insulation standards have been upgraded. In a few instances, building orientation,, setback and height requirements have been set as passive measures to increase energy efficiency. Paso Robles employs the Title 24 requirements set by the State and enforces compliance by requiring certified energy calculations for building designs and conducting on-site inspections of energy devices and improvements needed.

Land Use Element Policy ENV-15 calls for the City to encourage the conservation of energy resources. A supporting program calls for the City to investigate and implement as feasible, those energy conservation measures contained within (Land Use Element) Table LU-29, which includes the following measures for residential land uses:

1. Modify local regulations to eliminate barriers to conservation and solar energy use. (For example, in some cases, standard setback regulations inhibit the siting of buildings for passive solar energy use; in such cases, setback modifications may be allowed under Planned Development Overlay Zoning or its equivalent.)

2. Develop methods for resolving conflicts concerning acquisition and protection of solar access. (For example, inform developers and homeowners of the state Solar Rights Act and explore legal mechanisms to ensure that existing and potential solar collectors are not shaded by neighboring trees and structures.)
3. Develop an ordinance to perform energy audits and, if necessary, to retrofit existing dwellings with minimum energy conservation measures at point of resale. (For example, low-flow shower heads, weatherstripping, water heater insulation, and attic insulation could be required.)
4. Prohibit natural gas or electric pool heaters as the primary heat source in new pools or as replacements of existing pool heaters.
5. Require that a portion of the roof tops of new structures be oriented in a manner that preserves the option for homeowners to locate active thermal solar collectors and photo-voltaic cells in order to further reduce the use of nonrenewable energy sources in the future.
6. Require that solar or other renewable resources be provided for water heating in new construction where economically and physically feasible.
7. Require the summertime shading of streets and parking lots in a manner that provides solar access to roof tops and south walls of structures and allows winter heat gain onto sidewalks and other usable outdoor space.
8. Develop ordinances and other techniques to affect the retrofitting of all dwellings with basic conservation measures.
9. Require water heating by solar or other renewable energy sources in all dwellings.

VIII QUALITY OF RESIDENTIAL DEVELOPMENT

General Plan Goal #3 calls for the City to maintain or improve the quality of life, including community services and environmental protection, for all citizens. This goal forms the basis for several Land Use Element policies and programs which call for maintenance of a high quality of residential development. Such policies and programs would also be in keeping with the State's goal of providing "decent housing and a suitable living environment for every California family" (Government Code Section 65580(a)).

1. PAST PROBLEMS

During the latter half of the 1970's and throughout the 1980's, a significant amount of housing was built in conformance with Land Use Element policies that were adopted in 1974 and with Zoning Code regulations that were adopted in 1959 and 1977. Much of the housing developed in this period was of a high quality character. However, much of it, both single and multiple family housing (apartments), proved to be of an unacceptable character, exhibiting the following traits:

Single Family Housing Quality Problems

- A lack of adequate standards for hillside development led to: large-scale pad and terrace grading, creation of steep (2:1 or 50 percent gradient), unusable slopes on lots; exposed, denuded slopes (many of which replaced views of natural grasses with white "chalk rock"); and excessively high (i.e., those which were the equivalent of one or more stories in height), unarticulated stem walls. Such development proved to be detrimental to the preservation of the form and character of the City's hillsides.
- Numerous mature oak trees, which are important to the City's heritage (Paso Robles means "Pass of the Oaks") and to the making of livable neighborhoods, were lost either because they were removed to make way for housing or because they died as a result of inadequate protection measures in subdivision design and improvements.
- A lack of planning at the neighborhood or subarea level, which resulted in subdivisions which did not consider the effect of their design on adjacent parcels, leading to such problems as: poorly designed and coordinated traffic circulation (between tracts and along arterial streets), drainage problems, and oddly-shaped, and/or "left-over", unusable pieces of land.
- Poor design standards which allowed placement of air conditioning units on roofs.

- Subdivision walls constructed of aesthetically displeasing materials and use of wooden fences instead of masonry walls where lots back up to arterial streets. (Such wooden walls have deteriorated with age and weathering, and provide negligible traffic noise attenuation.)
- Lack of or inadequate landscaping along the outside of subdivision walls.

Multiple Family Housing Quality Problems

- Land use distribution by the General Plan's Land Use Map and the Zoning Code's Map that concentrated high density multiple family housing in a few areas rather than dispersing it throughout the City. These areas of concentrated high density multiple family housing have become areas with lower rates of property maintenance and higher rates of crime than those found in lower density neighborhoods. And, according to interviews with apartment property managers in December, 1993, these areas have higher rates of vacancies than in less-concentrated areas as a result of being undesirable to live in.
- The 20 and 30 unit per acre densities and 5,000 square foot minimum lot sizes previously allowed in the Medium High Density and High Density Land Use Categories (in the 1974 Land Use Element) and the corresponding R-3 and R-4 Zones, together with standard two-story construction practices and off-street parking requirements, led to the production of multiple family housing with inadequate amounts of on-site open space and recreation facilities (e.g. play areas for children). Additionally, many of the higher density multiple family areas were developed without adequate land/providing adequate fees for nearby city parks.
- Off-street parking requirements in the 1959 Zoning Code did not mandate enough resident spaces; the 1977 Code did not require visitor parking and as a result, streets in multiple family neighborhoods are crowded with on-street parking.
- The City's Fire Department has also indicated that lack of standards for driveway lengths and turn-arounds pose a challenge for providing adequate fire protection services.
- A lack of appropriate architectural design standards led to the production of very plain appearing multiple family housing, which detracted from the livability of multi-family neighborhoods and the City image, did not contribute to a sense of pride among residents, has tended to discourage adequate level of property maintenance, and has, in many cases, proven to be incompatible with the architectural design of neighboring higher-quality existing development.

The above problems were apparently acute enough to lead to the following responses by the citizens of Paso Robles in the Citizen's Involvement Questionnaires of 1988 and 1990 (explained in Appendix A):

- Both questionnaires asked respondents whether they thought that apartments should be a part of new development. In 1988, 69 percent responded "No"; in 1990, 53 percent responded "No".
- The 1990 questionnaire asked respondents whether higher density, smaller dwelling units, and/or lower quality construction should be considered as methods to produce more affordable housing. 65 percent of respondents indicated that higher density should not be considered as a means of attaining affordable housing; 57 percent indicated that smaller dwelling unit size should be considered; and 91 percent indicated that lower quality should not be considered.

2. CORRECTIVE ACTION

In order to correct these problems, the 1991 Land Use Element contained the following policies and programs:

- Policy OA-9 calls for development to be required to meet the highest quality standards in terms of design, construction and aesthetic quality, with sensitivity to the physical, social and economic environment, fostering a "sense of place" that reflects the uniqueness of Paso Robles. Supporting programs call for use of Planned Development (PD) overlay zoning or its equivalent for purposes which include:
 - Obtaining a higher quality of development design than permitted or possible via basic zoning regulations;
 - Implementing General Plan policies that apply to specific issues not (yet) addressed by the base zoning district regulations (until the Zoning Code is updated so as to contain regulations that implement General Plan policies);
 - Permitting innovative design concepts to be considered in exchange for equivalent development amenities and features that would exceed City standards and conditions of approval.
- Policy RES-4 calls for the City to strive to locate subsidized housing in a manner that will not adversely impact on residential neighborhoods. Supporting programs for this policy call for the City to support Federal and State programs for enabling home ownership for low-moderate income households and households with special needs.

- Policy RES-6 calls for the City to provide appropriate methods to preserve neighborhoods with an aging housing supply from deterioration. Supporting programs call for:
 - Investigating and implementing, as appropriate, creation of an overlay zone for areas with a significant amount of aged housing in which incentive programs may be made available for development that meets minimum specified standards.
 - Supporting Federal, State and Redevelopment programs for rehabilitation of housing owned by low and moderate income residents.
- Policy RES-7 calls for the City to protect residential neighborhoods from noise, loss of privacy, excessive traffic and on-street parking, inappropriate storage of recreational vehicles, and incompatible land uses and development. Supporting programs call for:
 - Ensuring that densities (minimum lot sizes and/or dwelling units per acre) and design (architectural and landscaping treatment) for subdivisions (Tract and Parcel Maps) and for development plans for multiple family residential development are compatible with existing and/or planned land uses on neighboring property.
 - As a condition of approval of development applications, require buffers such as increased setbacks, masonry walls, dense landscaping, and/or sensitive building orientation where more-intensive land uses would abut land developed or categorized for less-intensive use and along arterial and collector streets.
- Policy RES-8 calls for the City to improve the development standards for multiple family residential as follows:
 - a. To provide more usable open space (especially play areas for young children), better community appearance, and less traffic congestion;
 - b. To encourage clustered multiple family residential development with increased yards/setbacks, passive and active open space, and streets that meet City street standards.
 - c. To avoid excessive concentrations of high density multi-family developments, particularly housing low income families; the housing needs of low income families are better met through dispersed distribution and mixed use development.

Supporting programs call for:

- Placing Planned Development Overlay Zoning or its equivalent over all multiple family residential zones.
- Updating the zoning regulations for all multiple family residential zones to reflect general plan goals and policies.
- Policy ENV-9 calls for the City to enhance and upgrade the visual appearance of the City as a whole. Supporting programs call for:
 - Developing design standards applicable to the various land uses and areas of the City. Such design standards should include the following visual resource preservation measures:
 - ▶ Reviewing proposals for cluster housing to minimize adverse effects on views from existing residential areas;
 - ▶ Avoiding the siting of buildings in locations that will detract from or block scenic views, or suggest redesign of height; architecture and building material.
 - ▶ Ensuring that new residential development complements existing residential development in terms of scale, height, architecture and building material.
 - ▶ Encouraging the provision of amenities such as courtyards and open space.
 - Implementing the Property Maintenance Ordinance to ensure that, once developed, property is maintained to contribute to a positive community appearance.
- Policy ENV-11 calls for the City to protect the form of hillsides as a visual amenity via development standards that call for:
 - a. Decreasing density as slope increases;
 - b. Limiting the amount of grading;
 - c. Providing substantial amounts of landscaping;
 - d. Incorporating architectural treatment that enhances the form of the hillside rather than conflicting with it;

- e. Limiting the number of building sites that may be placed on prominent ridge lines and preventing development of new buildings that project above the ridge line unless adequately mitigated with landscaping.

Supporting programs call for:

- Implementing the Hillside Development Overlay District.
- Updating the various zoning district regulations to incorporate development standards that protect hillsides.
- Taking particular care regarding development on slopes of 29 percent or greater, and on the crest of major ridgelines.
- Figure LU-8: Residential Multiple Family, Low Density Land Use Category: Establishes a land use category for multiple family residential at densities up to 8 dwelling units per acre.
- Figure LU-9: Residential Multiple Family, Medium Density Land Use Category: Establishes a land use category for multiple family residential at densities up to 12 dwelling units per acre.
- Figure LU-10: Residential Multiple Family, High Density Land Use Category: Establishes a land use category for multiple family residential at densities up to 16 dwelling units per acre.

IX REVIEW OF 1989 HOUSING ELEMENT

Section 65588(a) of the Government Code provides that each local government shall review its Housing Element as frequently as appropriate to evaluate the following:

1. The appropriateness of the housing goals, objectives and policies in contributing to the attainment of the State housing goal (to provide decent housing and a suitable living environment for every California family);
2. The effectiveness of the Housing Element in attainment of the City's housing goals and objectives; and
3. The progress of the City in implementation of the Housing Element.

The City of Paso Robles has reviewed their past adopted Housing Element of 1989 and has made a comparison of the actual results of this element with its quantified objectives and with the goals, objectives, policies and programs. The results of this review are described below. The planning period for the 1989 Housing Element was between July 1, 1987 and June 30, 1992 and actions taken by the City in this period are reported.

1. QUANTIFIED OBJECTIVES:

The City of Paso Robles established the following objectives for the planning period:

1. Increase the City's housing supply: 807 units per fair share allocation plan. The analysis on pages 26-28 of the 1989 Housing Element indicated that the period for the 807 units was between January 1, 1988 and June 30, 1992 and that the 807 units to be split among the income groups as follows:

Very Low	695
Low	103
Moderate	9
<u>Upper</u>	0
Total	807

Status: During this period, the City increased its housing supply by a total of 884 units. However, of the 884 units, none were for very low income households, 5 were multiple family units for low income households, 9 were single family units for moderate income households.

The market place did not address the fair share allocation called for in the 1989 Housing Element. In addition, a lack of funding and insufficient staff resources to pursue government subsidy programs, as well as the poor state of the economy and unfavorable federal income tax laws, contributed to failure to meet the target for very low income households. A major constraint to the production of rental housing for low and very low income households was the completion of more than 500 apartment units between 1985 and 1987. The rental market was "flooded" and vacancy rates were high - a disincentive for production of more apartments.

2. Number of low and moderate-income units to receive rehabilitation assistance: 128 units (average 32 units per year).

Owner Occupied - 61 units (48%)
Renter Occupied - 67 units (52%)

Status: During this period, the City rehabilitated 44 owner-occupied units and 6 renter-occupied units with funds from Community Development Block Grants (CDBG) and the Redevelopment Housing Set-aside.

3. Additional subsidized units: 75 units.

Low-income seniors - 40 units
Low-income families - 35 units

Status: During this period, the City supported Peoples Self-Help Housing Corporation in the construction of 40 low-income units for seniors with financing from HUD Section 202, CDBG, and redevelopment housing set-aside funds; the 35 units of subsidized units were not built as a result of market conditions. During the same period the City did not have State or Federal financial resources great enough to overcome the market's shortfall.

4. Number of existing assisted housing units to be conserved: 326 units.

Status: During this period, all 326 existing assisted housing units were conserved. Of particular note during this period, the Creston Gardens Apartments (60 units) took out a rehabilitation loan through Section Farmers Home Administration Section 515 thereby extending its assisted status at least to the year 2010.

2. GOALS, OBJECTIVES, POLICIES AND PROGRAMS:

Accomplishments during this period include the following:

Variety of Housing Types:

- The City of Paso Robles had the least expensive land with urban services in the County of San Luis Obispo. As a result, a full range of single and multiple family housing types and prices was built (see Table 14).
- Zoning designations allow for a range of housing densities and rental units within the community. The City's Zoning Code provides for 6 densities of single family residential zoning (R-1 plus 5 combining "B" Zones) and 3 densities of multiple family residential zoning.
- The Zoning Code permits the placement of mobile homes on single family lots, subject to requirements to ensure architectural compatibility with neighboring dwellings. There are presently 9 mobile homes on single family lots.
- The Zoning Map presently assigns R-3 and R-4 Zoning (higher density residential) to several parcels near the existing Central Business District. The Zoning Code presently allows caretaker residential uses (mixed uses) in all commercial zones subject to approval of a conditional use permit.
- All vacant R-3 and R-4 zoned property of significant size (1 acre or larger) are located and designed to provide direct access to an arterial or collector street with convenient access to the Central Business District.

Affordable Housing:

- In Fiscal Year 1990/1991, the City's Redevelopment Agency contributed \$119,730 in redevelopment housing set-aside funds to write down the cost of development impact fees improvements for the Los Robles Terrace (HUD Section 202) Apartments.
- In 1989, the City granted a density bonus for the development of the Los Robles Terrace Apartments.
- The City assigned a planner to act as special liaison/expediter for the Los Robles Terrace Apartments. No other projects that proposed to provide housing for low and very low income households were submitted during this period.
- The City has continued to work with developers to encourage housing developers to pursue innovative subdivision and housing designs that help reduce housing costs through the use of the Planned Development overlay Zoning District, in which the

modification of development standards required by the base zoning district may be approved in order to cluster units and thereby reduce construction, grading and/or infrastructure costs. Examples of developments that were approved are Tract 2006 (Swift): 68 single family attached units and Tract 2069 (Suncrest Homes): 58 attached and detached single family units on small lots. Both of these projects feature clustered units.

Assisted Housing:

- The City helped develop Los Robles Terrace Apartments for seniors and handicapped. This 40 unit building was financed via HUD Section 202, Community Development Block Grant and Redevelopment Housing Set-Aside funds. Rents are limited to 30 percent of tenants' incomes.
- The City was approved to receive three CDBG grants through the State's Small Cities Program. Two of these grants were spent solely on rehabilitation; one was spent solely as matching funds for the Los Robles Terrace Apartments. In the coordination of the rehabilitation program and in the development of Los Robles Terrace, the City worked with People's Self-Help Housing Corporation.

Equal Opportunity in Housing:

- All Community development Department staff members have been instructed to refer all complaints related to housing discrimination, affirmative action and fair housing practices to the California Rural Legal Assistance (CRLA), which coordinates all housing complaints in San Luis Obispo County.

Rehabilitation:

- The City has developed and implemented a rehabilitation program utilizing below-market rate interest, amortized and deferred payment loans to assist low-income home-owners and owners of low-income rental units to repair and rehabilitate their properties. The objective was to assist 32 units per year. The City established a rehabilitation program funded by Community Development Block Grant (CDBG) and redevelopment housing set-aside monies. This program provided below-market interest rate, deferred payment loans and emergency rehabilitation grants to low and moderate income households. During this period, 40 owner-occupied single family units and 1 multiple-family 6 unit rental complex received rehabilitation loans.
- The City's Redevelopment Agency has allocated housing set-aside funds to supplement CDBG funds for housing rehabilitation loan program. 7 of the 40 rehabilitation loans were funded from redevelopment set-aside monies.

- In addition to loans, the City's rehabilitation program has funded, through CDBG, 4 emergency repair grants to assist low-income homeowners to make critical home repairs which demand immediate attention. The objective was to assist 5 units per year, depending on need. More grants were not funded because of a lack of qualifying applicants.
- The Building Division of the Community Development Department regularly pursued identification and remediation of substandard housing. Budget cut-backs in 1992, resulting in staff vacancies not being refilled, have reduced this program.

Energy Conservation:

- The City required that new residential developments employ energy efficient design site plans via such methods as minimizing impacts to slopes to reduces the amount of grading, which in turn, reduces energy spent on grading and minimizing impacts to traffic flow and safety to reduce congestion, which in turn, reduces energy spent by vehicles. Several subdivisions approved during this period were required to install bikelanes as part of an effort to reduce vehicle miles traveled.
- The City of Paso Robles enforces Title 24 of the California Code of Regulations, whose requirements to reduce energy consumption in residential buildings.
- The City has continued to work with the private sector to utilize energy efficient site and building design. This has been done primarily via use of the Planned Development overlay Zone, which enables clustering of units.
- The City updated the Circulation Element was updated in August, 1991. It contains several policies and programs that call for efficient transportation planning.

Condominium Conversions:

- Two condominium conversions were approved during this period (Niblick Gardens Apartments to Alder Creek Condominiums and conversion of Quail Run Mobile Home Park to a mobile home subdivision). The City required both applicants to provide tenants with right-of-first refusal to purchase their units and with relocation assistance. As of May, 1993, none of the units in Alder Creek Condominiums have been sold and, therefore, no impact to the apartment rental market has occurred. The City helped obtain State assistance through the Mobile Home Park Residency Ownership Program (MPROP) to enable 26 low and very low income households to purchase their mobile home lots in Quail Run.

Environmental Protection, Availability of Services and Neighborhood Quality:

- The Environmental Impact Report (EIR) for the 1991 Update to the Land Use and Circulation Elements provided a general picture of environmental hazards. In accordance with the California Environmental Quality Act (CEQA), the City has consistently required more detailed environmental review and mitigation for specific residential development applications.
- The 1991 Update to the Land Use and Circulation Elements called for preparation of a resource management program, development phasing plan, update of development impact fees, and updates to the sewer and water master plans in order to address this concern. Updates of development impact fees and the sewer and water master plans are in progress. Because of staffing and budget limitations, preparation of a resource management program and development phasing plan have not yet been initiated. The very slow rate of building experienced since 1991 (related to the economic recession) has decreased the urgency somewhat.
- The City is presently preparing development guidelines to address provision of amenities and open space internal to housing developments. The City has used the discretionary authority of the Planned Development (overlay) Zoning District to require that residential development, primarily clustered single family and multiple family, provide adequate open space and on-site recreational facilities.
- The Circulation Element was updated in 1991. The City continues to work with the San Luis Obispo Council of Governments to provide adequate transit and to make improvements to the regional transportation system. The City is presently in the design and environmental review stages of an expansion to the Niblick Bridge. Design plans for the widening of 13th Street and Creston Road, including widening of the 13th Street Bridge, are presently being prepared. Design plans for the widening and improvement of Spring Street have been completed and Phase I reconstruction is due to begin in 1993. During this period, a commuter air line briefly provided service at the City's airport. However, the market has not yet fully developed to support continual air service.
- The City has adopted a capital improvement budget on an annual basis. Included within these budgets have been improvements to streets, sewer mains and water systems that will serve infill residential areas, including neighborhoods targeted for rehabilitation.
- Through the preparation of the Union/46 and Borkey Area Specific Plans, environmental review for other residential

- The Zoning Code's lists of permitted and conditional uses in residential zones adequately prevents location of undesirable and incompatible uses. The lists of conditional uses in commercial and industrial zones and environmental Review (CEQA) process has worked well to prevent "encroachments" of nuisances into residential areas. The 1991 Land Use Element calls for updating the Zoning Code to include fine-tuning regulations to address this concern.
- In its assignment of land use categories, the 1991 Land Use Element considered creating land use (and hence, zoning) designations adjacent to residential areas which insure that incompatible uses will not be allowed impact these areas. The forthcoming Zoning Code Update will implement this policy.
- In its approval of all types of development during this period, the City has consistently required provision of buffering between residential and commercial or industrial uses.
- The City revised its R-1 Zone regulations and has adopted regulations for the Regional Commercial Zone, which include provisions to ensure that regional commercial projects are compatible with neighboring residential uses. A comprehensive update of the Zoning Code is scheduled to begin in Fiscal Year 1993/1994.
- Annual review of conditional use permits has continued to be conducted throughout this period.
- An active code enforcement program was initiated during this period. However, budget constraints resulting from the recession beginning 1991, has led to significant cutbacks in code enforcement programs.
- The 1991 Land Use Element contains policies that call for buffers and screens between new and existing land uses and for the preparation of development standards. Preparation of the standards is presently in progress.
- The 1991 Land Use Element reviewed boundaries for all land use designations, taking into consideration natural or man-made buffers. Revision of the Zoning Code to attain conformance with the General Plan is scheduled for 1993.

Special Housing Needs:

- The City worked with People's Self Help Housing Corp. to develop Los Robles Terrace, which provided 40 subsidized rental units for the elderly and handicapped under HUD Section 202.
- The City has continued to actively recruit new, and to retain existing, businesses, striving to provide a diversified

industrial base to maximize employment opportunities for residents. In November, 1987, the City adopted a Redevelopment Plan as a step toward revitalizing the downtown area and enhancing the area as a regional shopping center so residents would not have to travel outside the City for retail shopping needs. The City has continued to work diligently to provide citizens with adequate public services. See General Plan Goals #1-3 in the Introduction Section of this Housing Element.

Annual Review of Housing Goals, Objectives, Policies and Programs

- An annual review report on the status of housing activity and progress toward the housing goals, objectives, policies and programs was presented to the Planning Commission and City Council in early 1992. The 1993 Housing Element Update will serve as the annual review for 1993.

Items that were not accomplished during this period include the following. Unless otherwise indicated, the reason for non-accomplishment was due to staffing and/or budget limitations.

- The City has not yet adopted an ordinance to implement the requirements of Government Code Section 65915 regarding density bonuses for very low and low income housing. However, in 1989, the City did grant a density bonus for the development of the Los Robles Terrace Apartments.
- The 75 units authorized by an Article XXXIV referendum in 1985 have not yet been developed. During this period, the Housing Authority has not pursued this project.
- Although the City has continued to update the Zoning Code, it has not done so to review it to determine effectiveness and possible constraints for the provision of affordable housing.
- The City has not required residential developers and sponsors to prepare affirmative action marketing and management programs to implement federal, state and local policy regarding equal housing opportunity.
- The City did not develop public information mechanism to spread the word about energy conservation and about various tax incentive programs for residential developments.
- The City has not yet prepared a comprehensive update of Safety Element. The City plans to cooperate in a joint effort among the County of San Luis Obispo and its 7 cities to update the Safety Element. This project is presently scheduled to begin in Fiscal Year 1994/1995.

- The City has not yet received any inquiries about establishing emergency shelters or transitional housing and the City has not amended the Zoning Code to allow establishment of emergency shelters and transitional housing. Presently, the homeless may obtain motel vouchers from Loaves and Fishes or the Salvation Army.

X HOUSING GOAL, OBJECTIVES, POLICIES AND PROGRAMS

The goal, objectives, policies and programs outlined below shall act as a guide for the City in its efforts in providing safe, decent, affordable housing and in its encouragement of a variety of housing types.

The goal for the 1993 Housing Element is:

To provide and maintain an adequate supply of safe, decent, and affordable, housing for all residents of Paso Robles.

Essentially this goal is a restatement of Goal #1 of the 1989 Housing Element, which read "Provide and maintain an adequate supply of affordable, safe and healthful housing for all people" and mirrors the State Housing Goal of "decent housing and a suitable living environment for every California family".

Goals #2 and 3 of the 1989 Housing Element, which read "Improve or enhance scenic and sensitive areas in residential neighborhoods" and "Preserve and enhance existing neighborhoods" are understood to be covered by the new single goal. Additionally, the 1991 Land Use Element contains policies and programs which call for the attainment of the same ends as were embodied in Goals #2 and 3.

Supporting the goal are two types of objectives:

1. Qualitative Objectives: broad statements that focus the City's efforts to attain the goal into 6 policy areas;
2. Quantified Objectives: mandated by State Law, which indicate the numbers of dwelling units to be constructed, preserved and conserved over the 5 year period of the housing element for each income group to meet the regional housing needs.

Each qualitative objective is supported by "policies" which are specific statements of desired future conditions toward which the City will expend effort in striving to achieve the objectives.

To attain the qualitative objectives and policies are programs, which are actions and/or activities to be carried out in the 5 year period of the Housing Element to implement the policies. For each of the programs, the responsible agency is identified together with the schedule for action, and sources of funding where applicable. Where a program would be expected to directly facilitate the construction, rehabilitation or conservation of dwelling units, the estimated numbers of dwelling units are also provided as a "target". These targets will be summarized in the Quantified Objectives.

1. RESOURCES AND PRIORITIES

The resources which the City has available to meet the housing needs identified in Chapter IV are as follows:

- Community Development Block Grant (CDBG) Funds: The City's entitlement for Fiscal Year 1994/95 is \$237,677. It is unknown whether this amount will increase in coming years. It is assumed that it will remain constant through the period of this Housing Element (i.e., through FY 1996/97), making a total of \$713,000 available. It should be noted, however, that CDBG funds may be used for grant administration and for non-housing related programs.

The City may receive program income funds from early repayments of CDBG rehabilitation loans from its 1988 and 1991 grants. As of May, 1994, \$67,400 in repaid loans had been received and were added to the City's FY 94/95 CDBG program. These loans were made to have deferred payments due in 15 years or upon transfer of property and repayments are not predictable. Therefore, for budgeting purposes, no program income is anticipated.

- Redevelopment Housing Set-Aside Funds: State Redevelopment Law requires that 20 percent of all redevelopment tax increment monies be held in a separate Low and Moderate Income Housing Fund and used for the purposes of increasing, improving, and preserving the City's supply of low- and moderate-income housing.

As of June 30, 1993, the balance in the Housing Set-Aside Fund was \$72,430. During the period of this Housing Element, it is projected that \$556,543 will be added to the Housing Set-Aside Fund, bringing the balance to \$628,973. (NOTE: These figures represent principal only and do not include any projected amounts for interest that will accrue to the housing set-aside fund during this period.)

- Housing Programs Management: Beginning July 1, 1994, the City established a Housing Programs Division in its Community Development Department, which is to be funded by a combination of CDBG funds, under Administration and Capacity Building activities, and Redevelopment Housing Set-Aside funds. This division will be staffed by a full-time Housing Programs Manager, who will not only administer CDBG and Redevelopment Housing Set-Aside funds, but will also be charged with pursuing receipt of other public and private funds and with accomplishing the housing programs listed below.

The City recognizes that the number and variety of housing needs exceed the available public and private financial resources to address these needs. Additionally, the volume of work necessary to

accomplish the programs is more than what one staff member can accomplish in a year. Therefore, priorities need to be established so that the most critical needs are addressed as soon as possible.

The priorities for the next three years (July, 1994 to June, 1997) are based on the following criteria:

A. Mandated Deadlines:

- State Redevelopment Law requires that AB 1290 (and AB 315) Implementation Plan must be adopted by December 31, 1994.
- CDBG funds approved for specified activities must be spent or contractually-obligated generally within 30 months of allocation. The FY 94/95 CDBG funds must be spent by June, 1996 or they will be "lost".

B. Demand:

- High:

First-Time Home Buyers Assistance: Based on comments from the public hearings in 1993 and 1994 on the proposed use of CDBG funds, and from discussions in the same time period by the City Council, Planning Commission and Redevelopment Project Area Committee, the demand for new affordable housing has the highest priority.

Dispersal of Moderate, Low and Very Low Income Housing: As noted in Section VIII (Quality), Land Use Element Policy RES-8 calls for dispersal of low income families throughout the City rather than concentrating them in a few areas. With the State economy expected to continue to improve over the next three years, the City may be soon be receiving applications for development of single and multiple family development. The most critical needs are for an Inclusionary Zoning Ordinance to facilitate such dispersal, and updated regulations, development standards and design guidelines for multiple family residential zones to be in place before applications are submitted.

Production of New Affordable Housing Units: Coordination with developers to create specified inventories of subsidized multiple family rental housing units and market-driven affordable single family dwelling units, is an on-going high demand activity.

- Medium:

Code Amendments: Zoning Code amendments for density bonuses (the City has already recently granted a density bonus for low income housing without an ordinance), for expanded second unit regulations (expected to yield relatively few affordable units), for incorporation of Planned Development (overlay) Zone development standards into single family residential zone regulations, and for updating condominium conversion regulations do not have as critical a need as those listed for high demand.

Conservation: Preparation of a plan for the conservation of subsidized rental units at risk of being developed to market rate can be postponed as the first such project is not eligible for conversion until May, 1996.

- Low:

Rehabilitation: Rehabilitation assistance programs demand a disproportionate amount of staff resources. Given the limited amount of public housing funds and the above higher priorities for staff time, it is expected that publicly-assisted rehabilitation efforts will be suspended in Fiscal Years 1994/95 and 1995/96.

Other: All other programs not mentioned above.

2. QUALITATIVE OBJECTIVES, POLICIES AND PROGRAMS

OBJECTIVE 1: Provide for a range of affordable housing types to meet the various needs of existing and future residents in all income categories, maintaining a balanced supply of ownership and rental units.

POLICIES

- 1.1 Maintain a variety of types of housing and price ranges in the City's supply that promotes the availability of housing to all segments of the community, recognizing such factors as income, age, family size, and mobility.
- 1.2 Actively pursue General Plan goals, policies and programs related to business recruitment and retention and retail commercial development in order to increase household incomes, thereby increasing housing opportunities to all income groups.
- 1.3 Ensure that new housing and fiscal resources are sufficient to meet the needs of a balanced community.
- 1.4 Continue to evaluate City policies, regulations, standards and procedures to ensure that they do not add unnecessarily to the cost of housing while striving to attain other important City objectives.
- 1.5 Encourage the construction of affordable owner and rental housing for very low, low and moderate income households.
- 1.6 Housing designated for occupancy by moderate, low, and very low income households should be dispersed throughout the community and not concentrated in any area. Likewise, should incorporation of such housing be required within a given project or subdivision, it should be dispersed throughout the project and not be concentrated in any portion of the site. The design for such housing should strive to blend in with market rate units in form, style and materials, but may vary in unit type, unit size, lot size, and interior finish and configuration. Such housing should be available for occupancy at the same time as occupancy for market-rate units.

NOTE: It is not the intent of this policy that housing projects that are designed for 100 percent occupancy by moderate, low, and very low income households should be discouraged.

- 1.7 Encourage development of limited amount of residential use on the same properties as commercial and industrial uses, where such development will not conflict with other City objectives.

- 1.8 Encourage development of infill and underutilized land categorized for residential use.
- 1.9 Encourage the conversion of rental housing (apartments) to ownership housing (condominiums) as a means of facilitating entry level ownership housing provided that the rental market and the needs of low and very low income households are not adversely affected.
- 1.10 Promote housing opportunities for the elderly and large families. Elderly housing should ideally be located in close proximity to transit routes and to commercial services.
- 1.11 Facilitate provision of housing for the homeless.
- 1.12 Housing designated for occupancy by moderate, low, and very low income households should be protected from premature conversion to market rate by the imposition of reasonable resale restrictions.
- 1.13 Support and implement the 1993 Economic Strategy's Housing Objectives.

PROGRAMS

- 1.1 In conjunction with periodic updates of the City's General Plan and with requests for general plan amendments and rezones for individual properties, assess the balance and distribution of housing types and ensure that City and regional housing needs continue to be met.

Responsibility:	Community Development Department
Schedule:	ongoing (each year)
Funding Source:	general plan amendment application fees (for private requests); Redevelopment Housing Set-Aside Fund and/or General Fund (for City-initiated requests)
- 1.2 Continue to review adopted City policies, regulations, standards and procedures to identify any provisions which unnecessarily increase the cost of housing.

Responsibility:	City Council, all City departments
Schedule:	ongoing (each year)
Funding Source:	CDBG funds, Redevelopment Housing Set-Aside Fund and/or General Fund
- 1.3 Maintain a Comprehensive Housing Program with a full-time Housing Manager staff position to administer the various Housing Element programs and to prepare a comprehensive plan

for utilizing redevelopment housing set-aside, CDBG and other housing funds in the accomplishment of these programs.

Responsibility: City Council, Community Development Department

Schedule: ongoing, beginning in Fiscal Year 1994/95

Funding Source: CDBG funds (administration/capacity building), Redevelopment Housing Set-Aside Fund

- 1.4 Annually review housing activity to determine that housing goals and policies are being implemented. Report annually to Planning Commission the status of housing programs and progress made towards meeting the quantified housing objectives of the City.

Responsibility: Community Development Department

Schedule: Annually, beginning in Fiscal Year 1994/95

Funding Source: CDBG funds (administration/capacity building), Redevelopment Housing Set-Aside Fund and/or General Fund

- 1.5 Continue to assist agencies and organizations in the provision of emergency shelter for homeless persons such as providing grants to the North County Women's Shelter, in kind donations of office space, and City Council representation in the North County Homeless Coalition.

Responsibility: Community Development Department

Schedule: ongoing (each year)

Funding Source: CDBG funds (administration/capacity building), Redevelopment Housing Set-Aside Fund and/or General Fund

- 1.6 Develop a down payment assistance program for Very Low, low and moderate income first-time home buyers which gives priority to those persons who have lived or worked within City Limits for the majority of the last 5 years.

Responsibility: Housing Programs Manager

Schedule: Fiscal Year 1994/95

Funding Source: CDBG funds, Redevelopment Housing Set-Aside Fund, other public funds (e.g. HOME), private funds

Target: 120 units by 6/30/97: 96 (80%) to be moderate income; 24 (20%) to be low income. Assumes a funding level of \$100,000 per year and an average of \$2,500/unit (2% of \$125,000).

- 1.7 Work with developers to create a market-driven inventory of 70 marketable/attainable newly-constructed dwelling units per year which will be affordable to households that earn an annual income of \$30,000 to \$40,000. The price range for households with 20 percent down would be from \$106,000 to \$145,000; the price range for these households with 5 percent down would be from \$90,000 to \$120,000.
- Responsibility: Housing Programs Manager
Schedule: Annually, beginning in Fiscal Year 1994/95
Funding Source: CDBG funds, Redevelopment Housing Set-Aside Fund, other public funds (e.g. HOME), reduced fees, density bonuses may be used to provide first-time homebuyer assistance.
Target: 210 moderate income units by 6/30/97.
- 1.8 Work with developers to create an inventory of 50 housing units annually for purchase that will be affordable for low and very low income households.
- Responsibility: Housing Programs Manager
Schedule: Annually, beginning in Fiscal Year 1994/95
Funding Source: CDBG funds, Redevelopment Housing Set-Aside Fund, other public funds (e.g. HOME, FmHA Section 515), sweat equity, reduced fees, density bonuses may be used to provide first-time homebuyer assistance.
Target: 150 low income units by 6/30/97.
- Note: Peoples' Self-Help Housing Corp. has been working with the City to build 48 single family units in Tract 1895 using a combination of the above-listed funding sources. This project is scheduled to commence in Fiscal Year 1994/95.
- 1.9 Work with developers to create annually for rent, an inventory of 50 subsidized multiple family housing units with three or more bedrooms for low and very low income households.
- Responsibility: Housing Programs Manager
Schedule: Annually, beginning in Fiscal Year 1994/95
Funding Source: CDBG funds, Redevelopment Housing Set-Aside Fund, other public funds (e.g. HOME, FmHA Sections 514 and 516), reduced fees, density bonuses may be used to provide assistance.
Target: 75 low income and 75 very low income units by 6/30/97.

Note: Peoples' Self-Help Housing Corp. has indicated an interest in working with the City to develop a multiple family rental project on the former Meat Plant using a combination of the above-listed funding sources.

- 1.10 Work with Paso Robles Housing Authority to improve the Oak Park area, including such improvements as curbs, gutters, sidewalks, lighting masonry walls (for railroad noise abatement and security), and landscaping. Consideration should also be given to pursuing funding to replace the aging buildings/units with new units as a more cost-effective alternative to rehabilitation. Addition of up to 75 units for low and very low income senior citizens as authorized by the 1985 Article XXXIV Referendum should also be considered.

Responsibility: City Council, Paso Robles Housing Authority, and Community Development Department
Schedule: Annually, beginning in Fiscal Year 1994/95
Funding Source: CDBG funds, Redevelopment Housing Set-Aside Fund, other public funds (e.g. HOME HUD Public Housing Development and Section 202)
Target: Because of the length of time to prepare a plan for the long-range improvement of Oak Park, it is not expected that the 75 units will be produced before 6/30/97.

- 1.11 Amend the Zoning Code to provide that incentives including, but not limited to density bonuses may be used to enable/encourage new residential subdivisions (single family detached or attached and condominiums) with lot sizes of 10,000 square feet or less to include certain percentages of units designed and reserved for occupancy by low and moderate income households. Occupancy of such units shall be restricted to the targeted income groups. Resale prices should be restricted to ensure that the units remain affordable to the targeted income group for a reasonable amount of time necessary to protect the affordable housing resource.

Responsibility: Housing Programs Manager
Schedule: Fiscal Year 1994/95
Funding Source: CDBG funds (administration/capacity building), Redevelopment Housing Set-Aside Fund
Target: This program would be used to facilitate achievement of Programs 1.8 and 1.9

- 1.12 Adopt an ordinance to require reasonable restrictions on the resale price of new housing that is designed and reserved for occupancy by very low, and low income households.

Responsibility: Housing Programs Manager
Schedule: Fiscal Year 1994/95
Funding Source: CDBG funds (administration/capacity building), Redevelopment Housing Set-Aside Fund
Target: The units to be protected by this program would be conserved after 6/30/97.

- 1.13 Amend the Zoning Code to incorporate the flexibility of development standards currently available within the Planned Development (overlay) Zoning District, into the base residential zoning districts so that a rezone application is not necessary to enable innovative subdivision and housing designs that help reduce housing costs.

Responsibility: Community Development Department
Schedule: Fiscal Year 1994/95 for Multiple Family Residential; Fiscal Year 1995/96 for Single Family Residential
Funding Source: CDBG funds (administration/capacity building), Redevelopment Housing Set-Aside Fund

- 1.14 Amend the Zoning Code to provide for the granting of density bonuses and additional incentives in conjunction with the construction of new housing designed and reserved for occupancy by low and very low income households and for the elderly in accordance with State Law. Provide assurances that subdividers of property on which there are active approved tentative maps may apply for map amendments to increase densities over those originally-approved, where appropriate given topographic, infrastructure and other constraints, without the imposition of new conditions that are not directly related to the increase in density.

Responsibility: Housing Programs Manager
Schedule: Fiscal Year 1995/96
Funding Source: CDBG funds (administration/capacity building), Redevelopment Housing Set-Aside Fund
Target: This program would be used to facilitate achievement of Programs 1.8 and 1.9

- 1.15 Amend the Zoning Code to expand the City's current second unit (Senior Housing Unit) regulations (Chapter 21.16D) to increase the allowable floor area, allow detached units and eliminate the requirement that the occupant be related to the resident of the main dwelling in order to provide more housing opportunities for low and very low income households.

Responsibility: Housing Programs Manager
Schedule: Fiscal Year 1995/96
Funding Source: CDBG funds (administration/capacity building), Redevelopment Housing Set-Aside Fund
Target: 6 low income units by 6/30/97.

- 1.16 Amend the Zoning Code to incorporate updated regulations for the conversion of rental housing (apartments) to condominiums in order to maintain residential stability, prevent a decline in the supply of rental housing, and to require that affected tenants receive right-of first refusal to purchase and/or relocation assistance.

Responsibility: Housing Programs Manager
Schedule: Fiscal Year 1995/96
Funding Source: CDBG funds (administration/capacity building), Redevelopment Housing Set-Aside Fund

- 1.17 Adopt incentives and/or regulations to encourage and/or require that certain percentage of newly-constructed apartment or condominiums have three or more bedrooms in order to meet the needs of low income large families.

Responsibility: Housing Programs Manager
Schedule: Fiscal Year 1995/96
Funding Source: CDBG funds (administration/capacity building), Redevelopment Housing Set-Aside Fund

- 1.18 Encourage the County of San Luis Obispo to facilitate provision of migrant farmworker housing in agricultural areas.

Responsibility: City Council, Community Development Department
Schedule: Fiscal Year 1995/96
Funding Source: CDBG funds (administration/capacity building), Redevelopment Housing Set-Aside Fund

- 1.19 Amend the Zoning Code to allow establishment of emergency shelter and transitional housing in appropriate zoning districts, if demand warrants, subject to approval of a conditional use permit, provided that such projects are subject to limited discretionary approval with conditions that are standardized, objective and no more restrictive than those of similar uses.

Responsibility: Housing Programs Manager
Schedule: Fiscal Year 1995/96

Funding Source: CDBG funds (administration/capacity building), Redevelopment Housing Set-Aside Fund

- 1.20 Recruit a volunteer professional design advisory committee to assist City staff in the review process of high density development projects.

Responsibility: Housing Programs Manager

Schedule: Fiscal Year 1995/96

Funding Source: CDBG funds (administration/capacity building), Redevelopment Housing Set-Aside Fund and/or General Fund

- 1.21 Prepare, for City Council consideration, a schedule of reduced fees for housing that is restricted to occupancy by very low, low and moderate income households, along with a strategy for shifting costs/creating off-setting revenues.

Responsibility: Housing Programs Manager

Schedule: Fiscal Year 1995/96

Funding Source: CDBG funds (administration/capacity building), Redevelopment Housing Set-Aside Fund and/or General Fund

OBJECTIVE 2: Preserve the City's housing stock and neighborhoods in a safe and decent condition and eliminate the causes and spread of blight.

POLICIES

- 2.1 Rehabilitate substandard units to ensure that all housing units provide a healthy and safe environment for their occupants.
- 2.2 Encourage the preservation of historic residences.
- 2.3 Prevent the deterioration of the City's housing stock due to deferred maintenance.
- 2.4 Promote the maintenance of clean and safe neighborhoods.

PROGRAMS

- 2.1 Continue efforts to enforce the City's zoning, property maintenance, building, fire, parking and nuisance abatement codes. Consider restoring the enforcement program to 1990 personnel levels when budget constraints related to the current state recession are removed.

Responsibility: Community Development, Fire and Police Departments
Schedule: ongoing (each year)
Funding Source: CDBG funds (administration/capacity building), Redevelopment Housing Set-Aside Fund and/or General Fund
- 2.2 Continue to implement the City's graffiti removal program.

Responsibility: Public Works Department
Priority: ongoing (each year)
Funding Source: General Fund
- 2.3 Pursue opportunities to develop public parks and recreation facilities in those neighborhoods with large concentrations of high density housing which are significantly underserved with parks and recreation facilities.

Responsibility: Community Development and Community Services Departments
Schedule: ongoing (each year)
Funding Source: CDBG funds (administration/capacity building), Redevelopment Housing Set-Aside Fund and/or Park Development Fund

- 2.4 Continue to implement the City's Demolition of Buildings and Structures Code (Chapter 17.16 of the Municipal Code), which serves to protect historic buildings.
- Responsibility: Community Development Department
Schedule: ongoing (each year)
Funding Source: CDBG funds (administration/capacity building), Redevelopment Housing Set-Aside Fund and/or General Fund
- 2.5 Pursue opportunities to further preservation of historic residences such as obtaining additional state and federal funds, adoption of historic preservation ordinances, designation of historic districts.
- Responsibility: Community Development Department
Schedule: ongoing (each year)
Funding Source: CDBG funds (administration/capacity building), Redevelopment Housing Set-Aside Fund and/or General Fund
- 2.6 Annually review public works capital improvements budget to ensure that neighborhoods targeted for rehabilitation and infill are provided with necessary public improvements.
- Responsibility: Public Works and Community Development Departments
Schedule: Annually, beginning in Fiscal Year 1994/95
Funding Source: CDBG funds (administration/capacity building), Redevelopment Housing Set-Aside Fund and/or General Fund
- 2.7 Resume the City's housing rehabilitation program, which offers below-market rate interest, amortized and deferred payment loans and emergency repair grants to assist low-income homeowners and owners of low-income rental units to repair and rehabilitate their properties.
- Responsibility: Community Development Department
Schedule: Fiscal Year 1996/97
Funding Source: CDBG funds, Redevelopment Housing Set-Aside Fund, State Historic Preservation Grant
Target: 20 units by 6/30/97: 10 low income and 10 very low income units. Assumes a funding level of \$240,000 per year and an average of \$12,000 per rehabilitated unit.

OBJECTIVE 3: Conserve the City's current inventory of affordable housing, particularly that for very low and low income households.

POLICIES

- 3.1 Strive to ensure that all units occupied by very low, low and moderate income households remain affordable to their respective income groups. Give special attention to efforts to prevent the conversion of subsidized rental units to market rate rentals.
- 3.2 When housing occupied by very low, low and moderate income households is removed for purposes of abatement of unsafe structures, to make way for newer housing commercial or industrial development, or is converted from rental to ownership housing, strive to provide relocation assistance and to replace the removed units with units that are affordable to the targeted income group(s).

PROGRAMS

- 3.1 Work with the Housing Authority of the City of San Luis Obispo to increase the number of units receiving Section 8 rental assistance in the City.

Responsibility: Housing Programs Manager
Schedule: ongoing (each year)
Funding Source: CDBG funds (administration/capacity building), Redevelopment Housing Set-Aside Fund

- 3.2 Should the City or Redevelopment Agency condemn residential property for public or redevelopment purposes, it shall provide relocation assistance and/or replace the removed units in accordance with State Law.

Responsibility: Community Development Department
Schedule: ongoing (each year)
Funding Source: CDBG funds (administration/capacity building), Redevelopment Housing Set-Aside Fund

- 3.3 Develop and adopt a plan for the conservation of very low and low income housing in accordance with AB 1290 and AB 315.

Responsibility: Housing Programs Manager
Schedule: Fiscal Year 1994/95
Funding Source: CDBG funds (administration/capacity building), Redevelopment Housing Set-Aside Fund

3.4 Develop a plan for the conservation of subsidized rental units at risk of being developed to market rate. This plan should include such actions as: striving to obtain or extend Section 8 rental subsidies, working with a non-profit housing corporation to acquire and manage affected projects (including committing a portion of redevelopment housing set-aside and/or CDBG funds to assist in this), requiring that rental limitation agreements attendant to future rehabilitation loans be valid for periods longer than 5 years and other appropriate actions.

Responsibility: Housing Programs Manager
Schedule: Fiscal Year 1995/96
Funding Source: CDBG funds (administration/capacity building), Redevelopment Housing Set-Aside Fund
Target: 6 units (839-17th Street) should be conserved before the termination of a rental limitation agreement in May, 1996.

3.5 Program 1.16, which calls for updated condominium conversion regulations is also applicable to implementing Policy 3.2.

OBJECTIVE 4: Ensure a high quality of design and character of housing and neighborhoods and protect the natural environment within, surrounding, and affected by residential neighborhoods.

POLICIES

- 4.1 Ensure that new residential development is compatible with neighboring existing and planned land uses in terms of density, design and minimizes any project-generated noise and diminutions of privacy.
- 4.2 Ensure that new residential development does not pose any new or cumulative significant impacts to the natural environment or to public services or infrastructure.
- 4.3 Ensure that new residential development is designed to present a positive visual image to City gateways, scenic corridors and other vantage points.
- 4.4 Housing developments shall provide appropriate amounts of on-site recreation amenities and open space.
- 4.5 Encourage neighborhood clean-up programs.

PROGRAMS

- 4.1 In its review of discretionary approval of applications for residential development, the Planning Commission and/or City Council may direct that densities for residential projects be reduced from the maximum allowable by General Plan land use categories and zoning districts if necessary in order to attain the following purposes:
 - a. To protect natural features such as hillsides, stream courses, oak trees, riparian vegetation, critical wildlife habitats, etc.;
 - b. To provide orderly transitions of density between relatively high and low density areas or to maintain compatibility with existing or planned neighboring land uses;
 - c. To prevent further overburdening of neighborhoods and/or infrastructure that are already impacted with high density development.

As an alternative to reducing densities, the Planning Commission and/or City Council may consider revisions to project design such as different housing types, dwelling unit sizes or configurations.

Responsibility: Community Development Department

- Schedule: ongoing (each year)
Funding Source: Development application fees and/or CDBG funds (administration/capacity building), Redevelopment Housing Set-Aside Fund
- 4.2 Continue to require development review for the placement of mobile homes on individual lots to ensure that they are compatible architecturally and aesthetically with surrounding uses.
- Responsibility: Community Development Department
Schedule: ongoing (each year)
Funding Source: Development application fees and/or CDBG funds (administration/capacity building), Redevelopment Housing Set-Aside Fund
- 4.3 Continue to implement Land Use Element policies and programs that call for quality residential development and street tree planting.
- Responsibility: Community Development Department
Schedule: ongoing (each year)
Funding Source: CDBG funds (administration/capacity building), Redevelopment Housing Set-Aside Fund
- 4.4 Amend the Zoning Code to update regulations and development standards for multiple family residential zones. Provide for flexibility in application of development standards where it can be demonstrated that such flexibility will be consistent with the General Plan and will not be detrimental to the public health, safety and welfare.
- Responsibility: Housing Programs Manager
Schedule: Fiscal Year 1994/95
Funding Source: CDBG funds (administration/capacity building), Redevelopment Housing Set-Aside Fund,
- 4.5 Adopt design guidelines for multiple family residential development. Provide for flexibility in application of development standards where it can be demonstrated that such flexibility will be consistent with the General Plan and will not be detrimental to the public health, safety and welfare.
- Responsibility: Housing Programs Manager
Schedule: Fiscal Year 1994/95
Funding Source: CDBG funds (administration/capacity building), Redevelopment Housing Set-Aside Fund

4.6 Encourage local groups such as the Board of Realtors, service organizations and neighborhood watch groups to sponsor and/or promote annual or regular City-Wide clean-up efforts.

Responsibility: City Council, Housing Programs Manager
Schedule: Fiscal Year 1996/97
Funding Source: CDBG funds (administration/capacity building), Redevelopment Housing Set-Aside Fund and/or General Fund

4.7 Programs 2.1 through and 2.6, which call for continued code enforcement, graffiti removal and historic preservation efforts and for development of public parks and recreation facilities in those neighborhoods with large concentrations of high density housing, are also applicable to implementing Objective #4.

OBJECTIVE 5: Ensure choice of housing types and locations to all persons regardless of race, creed, age or sex.

POLICY

- 5.1 Support equal access to sound and affordable housing for all persons regardless of race, creed, age or sex.

PROGRAM

- 5.1 Provide referral information to residents involved in housing related civil disputes such as landlord/tenant disputes and housing discrimination complaints. Low and very low income persons seeking legal advice may be referred to the California Rural Legal Assistance; persons experiencing discrimination may be referred to the State Department of Fair Employment and Housing in Ventura.

Responsibility: Housing Programs Manager

Schedule: ongoing (each year)

Funding Source: CDBG funds (administration/capacity building), Redevelopment Housing Set-Aside Fund

- 5.2 Provide information to interested parties on various state and federal housing programs and fair housing law. Posted notices should be placed in public places (e.g. Library, City Hall, Employment Development Department Office).

Responsibility: Housing Programs Manager

Schedule: ongoing (each year)

Funding Source: CDBG funds (administration/capacity building), Redevelopment Housing Set-Aside Fund

OBJECTIVE 6: Encourage energy efficient design of housing units and residential neighborhoods.

POLICIES

- 6.1 Require all new dwelling units to meet State requirements for energy efficiency.
- 6.2 Promote energy efficient residential land use planning and development.

PROGRAMS

- 6.1 Consistently enforce the requirements of Title 24 of the California Code of Regulations.

Responsibility: Community Development Department
Schedule: ongoing (each year)
Funding Source: Building permit fees

- 6.2 Continue to implement Land Use Element policies and programs that call for energy-efficient land use planning and development.

Responsibility: Community Development Department
Schedule: ongoing (each year)
Funding Source: CDBG funds (administration/capacity building), Redevelopment Housing Set-Aside Fund and/or General Fund

3. QUANTIFIED OBJECTIVES:

The Quantified Objectives summarize the expected numbers of dwelling units to be constructed, rehabilitated and conserved between July 1, 1991 and June 30, 1997.

NEW CONSTRUCTION:

Program	Income Group				Total	Note #
	Upper	Moderate	Low	Very Low		
Historic	229	0	3	40	272	1
Market	193	82	6	0	366	2
1.6	0	96	24	0	120	3
1.7	0	210	0	0	210	4
1.8	0	0	150	0	150	5
1.9	0	0	75	75	150	6
1.15	0	0	6	0	6	7
Total	422	388	264	115	1,244	
Regional Need	964	572	335	650	2,521	
Shortfall	542	184	71	535	1,332	

1. Units constructed between 1/1/91 and 12/30/93. (See Table 26.)
2. Units to be provided under free market conditions between 1/1/94 and 6/30/97. Assumptions include 110 single family dwellings per year, 30% of which are affordable to moderate income households and 2 multiple family dwellings per year.
3. City-sponsored first-time home buyers assistance program.
4. Work with developers to create a market-driven inventory of 70 moderate-income ownership units per year.
5. Work with developers to create an inventory of 50 low-income ownership units per year.
6. Work with developers to create an inventory of 50 subsidized for low and very low income rental units per year.
7. Units expected from Zoning Code amendment to expand second unit regulations.

As noted from the above table, there is expected to be a shortfall between the Quantified Objectives and the Regional Need. As was noted in Section 3 of Chapter IV, the number of new dwelling units identified by Regional Need significantly exceeds the City's historic rate of building even during periods of high growth. Limited public funds to assist in the construction of affordable housing for low and very low income households is also a major constraint.

The Quantified Objectives for New Construction is the sum of: those units built between January 1, 1991 and December 31, 1993; those units expected to be built under market forces between January 1, 1994 and June 30, 1997; and those units expected to be built as a result of Programs 1.6, 1.7, 1.8, 1.9 and 1.15.

REHABILITATION:

Program	Income Group				Total	Note #
	Upper	Moderate	Low	Very Low		
Historic	129	254	228	63	674	1
Market	111	195	201	123	630	2
2.7	0	0	18	22	40	3
Total	240	449	447	208	1,344	

1. Units rehabilitated between 1/1/91 and 12/30/93. (See Table 33.)
2. Units to be rehabilitated under free market conditions between 1/1/94 and 6/30/97. Rate assumed to be the average experienced between 1991 and 1992 with adjustments made to low and very low income groups to account for a lapse in the City-sponsored rehabilitation program.
3. Resume City-sponsored rehabilitation program.

The Quantified Objectives for Rehabilitation is the sum of: those units rehabilitated between January 1, 1991 and December 31, 1993; those units expected to be rehabilitated under market forces between January 1, 1994 and June 30, 1997; and those units expected to be rehabilitated as a result of the Program 2.7.

CONSERVATION:

Program	Income Group				Total	Note #
	Upper	Moderate	Low	Very Low		
3.4	0	0	6	0	6	1

1. Conserve 6 units at 839 - 17th Street.

The Quantified Objectives for Conservation equals those units expected to be conserved as a result of the Program 3.4.

4. OTHER POTENTIAL HOUSING ASSISTANCE PROGRAMS

In addition to pursuing housing programs utilizing Community Development Block Grant funds and redevelopment tax increment revenues, the City will periodically review other state and federal housing assistance programs for their availability and appropriateness for implementation in Paso Robles. In particular, the following programs may have applicability in Paso Robles and will be further reviewed and considered either for direct application or, more likely, in conjunction with local non-profit housing sponsors.

1. U.S. Department of Housing and Urban Development (HUD)

Program Direct Loans for Housing for the Elderly or Handicapped (Section 202)

This program provides long-term direct loans to eligible, private nonprofit sponsors to finance rental or cooperative housing facilities for occupancy by elderly or handicapped persons. The current interest rate is based on the average rate paid on Federal obligations during the preceding fiscal year. Section 8 funds are made available for 100 percent of the Section 202 units.

Private, non-profit sponsors may qualify for loans. Households of one or more persons, the head of which is at least 62 years old or is qualified non-elderly handicapped between the ages of 18 and 62, are eligible to live in the structures.

Program HOME Investment Partnerships Program

This program provides funds to cities for a variety of housing programs including first-time home-buyer down payment assistance, housing rehabilitation, site acquisition, site improvements and other activities necessary to the development of housing for targeted income groups. All housing developed with HOME funds must serve very low and low income households.

2. U.S. Department of Agriculture, Farmers Home Administration (FMHA)

Program Homeownership and Rehabilitation Loans (Section 502)

This program provides direct loans to individuals to buy, build, repair, renovate or relocate a home.

The interest rate varies according to the applicant's adjusted family income: for families with very low incomes, the interest rate can be as low as 1 percent; for those with moderate earnings, the market interest rate applies. Loans may be for 100% of the cost (eliminating the need for a

downpayment), but the applicant must be able to meet the monthly payments with 20% of his or her adjusted income and must be able to obtain conventional financing at reasonable rates. Maximum loan repayment period is 33 years.

Although the loans have no maximum ceiling, the house must be modest in size, design and cost and must be owner-occupied.

Families with very low incomes may qualify for a special low-interest rehabilitation loan program under this section.

3. California State Department of Housing and Community Development (HCD)

Program California Housing Rehabilitation Rental Program

This program provides deferred payment loan funds to local government agencies to assist with the rehabilitation of rental and owner-occupied housing for low-income households. The major objectives of this program are: to rehabilitate housing to assure the continued viability of neighborhoods; to eliminate health and safety hazards; to prevent overcrowding; and to ensure the continued availability of low-cost housing. Funds are awarded on an over-the-counter basis; applications may be submitted to HCD throughout the year.

Program Rental Housing Construction Program (RHCP)

This program is designed to stimulate the production and increase the supply of affordable, well-constructed, energy efficient rental units available to California's low and very low-income households. The Program funds are utilized through three basic financing approaches: (1) a direct financing component which channels HCD funds directly to local cities, counties, or housing authorities; (2) the Rural Rental Assistance component which uses RHCP funds to write down rents on projects financed through the Farmers Home Administration programs; and (3) the California Housing Finance Agency set aside. RHCP uses a request for proposal process in awarding program funds.

Program California Homeownership Assistance Program

The California Homeownership Assistance Program (CHAP) provides up to 49 percent of the purchase price of a home in the form of a mortgage participation loan with an institutional lender. The loan enables eligible households to purchase housing which they would otherwise be unable to acquire. Upon sale of the property) the state will receive a share in the equity in an amount proportionate to the original investment. The balance of financing for the purchase comes from a private or public lending institution.

Under this program, the Department assists renters who would be displaced by condominium conversions to purchase their units; mobile home park residents to purchase their spaces if the park is converted to a stock cooperative; and stock cooperatives or non-profit corporations to develop or purchase mobile home parks. Requests for proposals are issued when sufficient funds are available.

4. California Housing Finance Agency (CHFA)

Program Neighborhood Preservation Program

This program represents a cooperative state-local effort to preserve and rehabilitate declining neighborhoods. Local governments wishing to participate ask the CHFA to designate specified neighborhoods as Neighborhood Preservation Areas. After the appropriate findings and designations have been made with the local government supplying public services, administrative assistance, and public improvements, the CHFA markets bonds and the proceeds from the bond sale are used to purchase home improvement loans and home purchase loans from private lenders.

5. California State Law

Program Transfer of Property Tax Rate Pursuant to Proposition 60 (benefits homeowners 55 years or older)

Subject to certain conditions, any person who is at least 55 years of age (at the time of sale of the former residence) who resides in a property eligible for the Homeowner's Exemption or currently receiving the Disabled Veteran's Exemption may apply to transfer the base-year value of the principal residence to a replacement dwelling of equal or lesser value within the same county. More information regarding this program may be obtained from the County Assessor's Office.

APPENDIX A

INFORMATION SOURCES

1. US Census Data: Data from the 1980 and 1990 US census was the primary source of information used in the 1993 Update to the Housing Element. Census Data was obtained from the State's Census Data Center in the following two formats:

- a. Summary Tape File (STF) #1: Contained limited information on population, households, and housing. Characteristics included age, race/ethnic composition, household composition, tenure, vacancy, value of for-sale housing, contract rent prices. The data in STF-1 was based on 100 percent count of the population.
- b. Summary Tape File (STF) #3: Contained a broad range of information on population, households, and housing. Characteristics included those in STF-1 plus income, labor force composition, gross rent, poverty status, and disability status. The data in STF-3 was based on a sample of approximately 16.6 percent of the population then weighted to represent the total population. As a result, there are differences between basic statistics reported in STF-1. Among the more prominent differences between these two sources are the following:

Statistic	STF-1	STF-3
Population	18,853	18,764
# of Households	6,984	6,976
# of dwelling units (du)	7,599	7,649
# of occupied du	6,984	7,042
# of owner-occupied du	3,866	3,905
# of renter-occupied du	3,118	3,137

Because of the above differences, the source STF was referenced in tables and in text.

2. State Department of Finance: Provides population estimates for January 1 of each year that include average household size, number of dwelling units and vacancy rates. In 1980 and in 1990 it was not uncommon for there to be a substantial gap between DOF's population estimates for January 1 and the US Census counts for April 1.

3. San Luis Obispo Council of Governments (SLOCOG): SLOCOG is the regional planning agency for San Luis Obispo County.

- a. 1992 Regional Profile: Contains County-wide statistics about population projections and migration that were used in the Housing Element Update.
- b. 1991 Regional Housing Needs Plan: Adopted on November 6, 1991; allocates to each jurisdiction the number of households and dwelling units needed to meet state goals.

4. Citizen Involvement Questionnaires (CIQ): In 1988 and in 1990, as part of the 1991 Update of the Land Use and Circulation Elements of the City's General Plan, the City mailed a questionnaire to ascertain citizen's views on growth and development policies. The CIQ was mailed to all residential postal addresses and post office boxes within the 93446 and 93447 Zip Codes. Approximately 23 percent of the questionnaires were returned with comments. Copies of the CIQ with the tabulated results are available at the Community Development Department.
5. Paso Robles Board of Realtors: Provided information about home sale prices in the City in 1991 and 1992. Also provided information about the relationship between income and the affordability of home purchases.
6. People's Self Help Housing Corporation: In 1990, Under contract to the County of San Luis Obispo, prepared a report entitled "San Luis Obispo County Farm Worker Housing Needs Study".
7. Loaves and Fishes, Salvation Army, San Luis Obispo Equal Opportunity Commission (EOC): These organizations provided information about the City's homeless population.
8. The Classified Computer: Provided rental price information for northern San Luis Obispo County.
9. Persons Contacted:
 - Gisela Spence, President, Paso Robles Board of Realtors
 - Fred Bruen, realtor
 - Ed Steinbeck, realtor
 - Jim McCormick, realtor, contractor/developer of custom single family homes
 - Tim Bryan, realtor
 - Tom Taylor, realtor
 - Steve Holman, realtor
 - Vicki Silva, realtor
 - Betty Williams, realtor/property manager
 - Fred Smith, realtor/property manager
 - Roberta Barrett, realtor/property manager
 - Dawn Pentoney, Manzanita Property Management
 - Chuck Crockett, architect, contractor
 - David Redman, President, Citizen's Bank of Paso Robles
 - Jim Kelley, Senior Vice President, Citizen's Bank of Paso Robles
 - Leona Woods, Mortgage Department Manager, Citizen's Bank of Paso Robles
 - Gwen Pelfrey, Executive Vice President, Heritage Oaks Bank
 - Diane Silva, Loan Officer, Heritage Oaks Bank

- Anita Martin, Vice President, Mid-State Bank
- George Nuñez, Manager, Mid-State Bank
- Becky Wesolowski, Loan Officer, Mid-State Bank
- Don Benson, realtor, developer of multiple family housing
- Laura Fay, on-site manager for Hacienda del Norte
- Carol Aceves, on-site manager for Riverview Apartments
- Ginger Toomer, Creston Management, management firm for Creston Gardens and Paso Robles Gardens Apartments
- Don Charles, Director, Loaves and Fishes
- Eric Smith, Director of Facilities Planning, Paso Robles Public Schools
- Gene Bergman, Director, Paso Robles Housing Authority
- Jeanette Duncan, Director, Peoples Self-Help Housing Corporation (PSHHC)
- Scott Smith, PSHHC
- Pat Wickstrom, PSHHC
- Coker Ellsworth, developer of single family housing
- Dennis Moresco, developer of single family housing
- John Fowler, Vice President, Mid-State Bank: developers of single family housing
- Vel Herrera, City of San Luis Obispo Housing Authority
- Dana Lilley, Associate Planner, County of San Luis Obispo
- Mike Force, WestCal Management (Sacramento), management firm for Hacienda del Norte
- Marian Gushiken, City of Hayward (re: methodology for analysis of preservation of assisted housing)
- Mike Carnes, Farmers Home Administration (Visalia)
- Lavonne Thew, Farmers Home Administration (Visalia)
- Les Amer, US Department of Housing and Urban Development (Los Angeles)
- Linda Wheaton, State Department of Housing and Community Development (HCD)
- Bill Murphy, HCD
- Bill Andrews, HCD
- Gary Collard, HCD

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- Roger Elkin, former Economic Development Manager
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- Phil Story, Engineering Technician
- Mike Compton, Director of Administrative Services
- Veeda Cumming, Accounting Manager

APPENDIX B

REGIONAL HOUSING NEEDS PLAN (1991)

REGIONAL HOUSING NEEDS PLAN FOR THE SAN LUIS OBISPO COUNTY REGION

Adopted November 6, 1991
By the San Luis Obispo Area Coordinating Council

SUMMARY

This housing needs plan for the San Luis Obispo County region has been prepared by the San Luis Obispo Area Coordinating Council (SLOACC), which is the region's council of governments, pursuant to the requirements of Section 65584 of the California Government Code.

Since 1981, state law has required councils of governments to prepare plans which identify each city or county's share of the region's projected housing needs over the five-year time frame of the housing element. The intent of this mandate is to ensure that each community plans for the housing needs of not just its current residents, but also for households that might be expected to live there were a variety of housing choices appropriate to their needs available.

State housing element law, Section 65583 of the California Government Code, requires that housing elements incorporate the housing needs identified for a jurisdiction by the regional housing needs plan adopted by the council of governments and approved by the state. The deadline for the jurisdictions within the San Luis Obispo County region to revise their housing elements to incorporate their respective shares of housing needs identified in this plan is July 1, 1992, pursuant to Section 65588 of the California Government Code.

The housing element must also include a five-year program of quantified objectives for development and maintenance of housing. The housing objectives need not be identical to the housing needs, since those needs may exceed a community's available resources and ability to satisfy the need through its general plan. Under such circumstances, the quantified objectives should establish the maximum number of housing units that can be provided during the five-year period.

The income groups used in this plan correspond to the definitions established in the California Health and Safety Code (HSC) as follows: Moderate income = 120% of county median income per HSC Section 50093; Low income = 80% of county median per HSC Section 50105; Very low income = 50% of county median per HSC Section 50079.5.

Upon adoption of this plan by the SLOACC, the state Department of Housing and Community Development (HCD) shall review the plan and determine whether it is consistent with statewide housing needs. HCD may revise the plan as a result of this determination. Subsequently, each city and the county may propose to revise their share of the regional housing needs. A description of the methodology used to prepare this plan is attached to it as Appendix A. The procedure and time frames for such proposed revisions is established by Section 65584 of the California Government Code, a copy of which is attached hereto as Appendix B.

REGIONAL HOUSING NEEDS PLAN
SAN LUIS OBISPO AREA COORDINATING COUNCIL

NOVEMBER 6, 1991
PAGE 2

ESTIMATED HOUSEHOLDS BY INCOME GROUP 1/1/91 TO 7/1/97

JURISDICTION	INCOME GROUP	1/1/91		7/1/97		1/1/91 TO 7/1/97	
		NUMBER	(%)	NUMBER	(%)	NUMBER	(%)
Arroyo Grande	Very Low	1,278	22	1,581	23	303	33
	Other Lower	814	14	996	15	182	19
	Moderate	1,220	21	1,446	21	226	24
	Above Moderate	2,500	43	2,720	40	220	24
	Total	5,812	100	6,743	100	931	100
Atascadero	Very Low	1,626	19	2,246	22	620	37
	Other Lower	1,113	13	1,461	14	348	21
	Moderate	1,797	21	2,194	21	397	24
	Above Moderate	4,023	47	4,331	42	308	18
	Total	8,559	100	10,232	100	1,673	100
Grover City	Very Low	1,474	32	1,494	28	20	3
	Other Lower	875	19	907	17	32	5
	Moderate	1,059	23	1,178	22	119	18
	Above Moderate	1,197	26	1,672	32	475	74
	Total	4,605	100	5,251	100	646	100
Morro Bay	Very Low	1,498	33	1,498	29	0	0
	Other Lower	771	17	842	16	71	11
	Moderate	908	20	1,084	21	176	28
	Above Moderate	1,361	30	1,751	34	390	61
	Total	4,538	100	5,175	100	637	100
Paso Robles	Very Low	1,722	24	2,368	24	646	26
	Other Lower	1,292	18	1,625	17	333	13
	Moderate	1,507	21	2,076	21	569	23
	Above Moderate	2,656	37	3,615	37	959	38
	Total	7,177	100	9,684	100	2,507	100
Pismo Beach	Very Low	1,128	30	1,186	27	58	10
	Other Lower	677	18	725	17	48	9
	Moderate	902	24	991	23	89	16
	Above Moderate	1,052	28	1,419	33	367	65
	Total	3,759	100	4,321	100	562	100
San Luis Obispo	Very Low	5,318	31	6,538	30	1,220	26
	Other Lower	3,088	18	3,839	18	751	16
	Moderate	2,916	17	3,901	18	985	21
	Above Moderate	5,833	34	7,568	34	1,735	37
	Total	17,155	100	21,846	100	4,691	100
Unincorporated County	Very Low	6,890	23	8,705	24	1,815	28
	Other Lower	5,093	17	5,917	16	824	13
	Moderate	6,291	21	7,794	22	1,503	24
	Above Moderate	11,683	39	13,932	38	2,249	35
	Total	29,957	100	36,348	100	6,391	100
Entire County (Region)	Very Low	21,206	26	25,896	26	4,690	26
	Other Lower	13,050	16	15,936	16	2,886	16
	Moderate	17,128	21	20,916	21	3,788	21
	Above Moderate	30,178	37	36,852	37	6,674	37
	Total	81,502	100	99,600	100	18,038	100

The following table summarizes the surplus or shortfall of existing housing units for each jurisdiction on January 1, 1991, based on 1990 census data and the methodology provided in the publication entitled Developing A Regional Housing Needs Plan, July 1988, Department of Housing and Community Development. These existing needs estimates account for normal vacancy rates and actual vacant units not available for rent or sale.

EXISTING NEEDS: 1/1/91

JURISDICTION	HOUSEHOLDS	VACANT NOT AVAILABLE	NEEDED UNITS	EXISTING UNITS	UNMET NEED BALANCE
Arroyo Grande	5,812	0.025	6,190	6,111	79
Atascadero	8,559	0.020	9,070	8,973	97
Grover City	4,605	0.051	5,039	5,001	38
Morro Bay	4,538	0.157	5,590	5,760	-170
Paso Robles	7,177	0.029	7,676	7,848	-172
Pismo Beach	3,759	0.117	4,420	4,631	-211
San Luis Obispo	17,155	0.022	18,215	18,090	125
Unincorporated	29,957	0.114	35,109	35,209	-100
Entire Region	81,562	0.073	91,309	91,623	-314

The following table summarizes the new housing construction needs for the entire San Luis Obispo County region and each jurisdiction within the region. The methodology used to project the needs is described in the attached Appendix A.

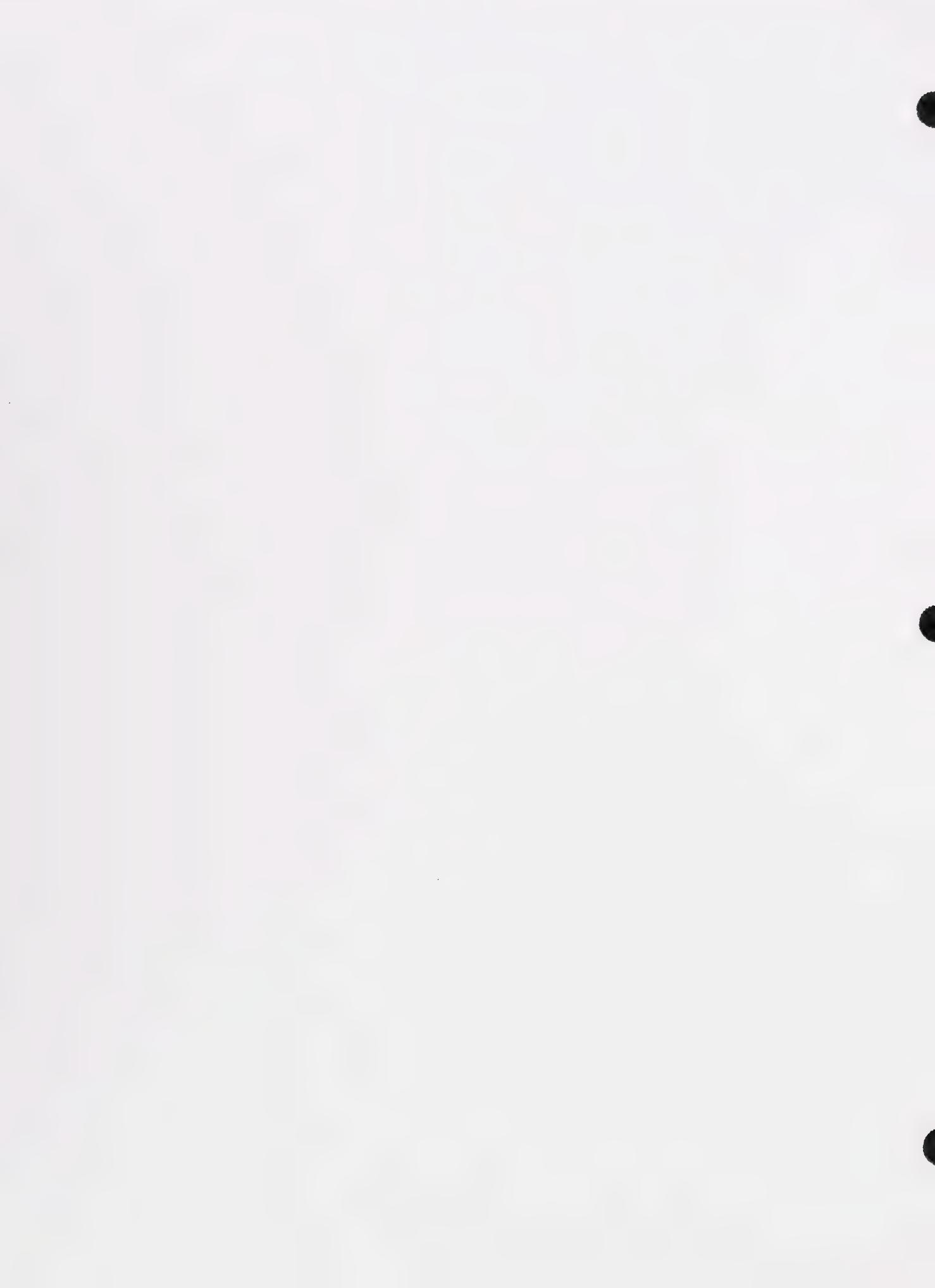
NEW HOUSING CONSTRUCTION NEEDS: 1/1/91 to 7/1/97

JURISDICTION	1/1/91 VACANCY NEED	7/1/97 ADDED HOUSEHOLDS	7/1/97 VACANCY NEED	TOTAL NEED
Arroyo Grande	79	931	65	1,075
Atascadero	97	1,673	108	1,878
Grover City	38	646	65	749
Morro Bay	-170	637	155	622
Paso Robles	-172	2,507	186	2,521
Pismo Beach	-211	562	104	455
San Luis Obispo	125	4,691	312	5,128
Unincorporated	-100	6,391	1,161	7,452
Entire Region	-314	18,038	2,156	19,880

The following table identifies the amount of housing needed to replace housing units removed from the housing stock through demolition or conversion to non-residential uses.

ADDING ESTIMATED MARKET REMOVALS

JURISDICTION	HOUSING NEED	MARKET REMOVALS	BASIC CONSTRUCTION NEED
Arroyo Grande	1,075	46	1,121
Atascadero	1,878	67	1,945
Grover City	749	37	786
Morro Bay	622	43	665
Paso Robles	2,521	59	2,580
Pismo Beach	455	35	490
San Luis Obispo	5,128	136	5,264
Unincorporated	7,452	264	7,716
Entire Region	19,880	687	20,567



APPENDIX C

INVENTORY OF VACANT AND UNDERUTILIZED LAND

Table C-1 summarizes the potential and expected numbers of dwelling units (du) that could occur upon the development of vacant and underutilized land that is categorized by the Land Use Element for residential development. "Underutilized" refers to multiple family residential categorized finished lots that are developed to less than their potential (e.g., with a single family residence). Thus, Table C-1 summarizes the potential and expected numbers of dwelling units (du) that may be realized if such land was to be fully utilized.

On the following pages is a detailed listing, by assessor's parcel number (APN) and Planning Subarea, of all vacant single family and multiple family residentially-categorized parcels and of all underutilized multiple family residentially-categorized parcels. This listing includes acreages as well as the potential numbers of dwelling units for each parcel. Parcels that are 2.5 acres or larger and have an existing dwelling unit are considered to be vacant. A copy of Figure LU-2, the Land Use Element's map of the Planning Subareas is included for reference. (Please note that Planning Subareas A-J are located outside of City limits and are not included in the Housing Element.)

NOTES ON POTENTIAL AND EXPECTED NUMBERS OF DWELLING UNITS

The "potential" number of units refers to the maximum number of units that would be allowed on a given parcel per the provisions of the Land Use Element for the land use category in which it is located (minus any existing dwelling units).

The "expected" number of units is based on the assumption that there will be factors that will keep residential land from developing to its full potential. Examples of such factors include: property owner choice (e.g. multiple family residential categorized land on the west side of the City that will remain developed with only a single family dwelling); hillsides, for which larger lot sizes are mandated by the City's Hillside Development Ordinance; and other uses of residential lands such as schools, churches, and open space areas (e.g., oak groves, drainage courses).

It should be noted that, although the Land Use Element utilizes expected number of units in its land use and population projections, the expected number of units that may be developed on any given parcel is not a policy statement that the City will strive to limit densities to the "expected" number.

In accordance with Tables LU-6 through LU-11 of the Land Use Element, the expected number of units is determined as follows:

- RS Category: The expected number of units equals 50 percent of the potential number of units.

- RSF Categories: The expected number of units equals 75 percent of the potential number of units.
- MH Category: The expected number of units equals 100 percent of the potential number of units.
- RMF-L and RMF-M Categories: For parcels located on the west side of the City (Planning Subareas 1-2), the expected number of units equals 50 percent of the potential number of units. For parcels located on the east side of the City (Planning Subareas 3-9), the expected number of units equals 75 percent of the potential number of units.
- RMF-H Category: The expected number of units equals 100 percent of the potential number of units.

TABLE C-1
SUMMARY OF POTENTIAL AND EXPECTED DWELLING UNITS
ON VACANT AND UNDERUTILIZED LAND BY LAND USE CATEGORY

LAND USE CATEGORY	POTENTIAL UNITS	EXPECTED UNITS
Single Family Residential (Vacant Land)		
Residential Suburban (RS) (1 du/3 ac)	209	105
Residential Single Family (RSF) (4 du/ac)	2,299	1,724
Residential Single Family, 1 du/ac (RSF-1)	189	142
Residential Single Family, 2 du/ac (RSF-2)	451	338
Residential Single Family, 3 du/ac (RSF-3)	879	659
Mobile Home Park/Subdivision (5 du/ac)	137	137
TOTAL	4,164	3,105
Multiple Family Residential (Vacant Land)		
Residential Multiple Family-Low (RMF-L) (8 du/ac), West Side	243	122
Residential Multiple Family-Low (RMF-L) (8 du/ac), East Side	880	660
Residential Multiple Family-Medium (RMF-L) (12 du/ac), West Side	59	30
Residential Multiple Family-Medium (RMF-L) (12 du/ac), East Side	92	69
Residential Multiple Family-High (RMF-H) (16 du/ac)	159	159
TOTAL	1,433	1,040
Multiple Family Residential (Underutilized Land)		
Residential Multiple Family-Low (RMF-L) (8 du/ac), West Side	348	174
Residential Multiple Family-Low (RMF-L) (8 du/ac), East Side	113	85
Residential Multiple Family-Medium (RMF-L) (12 du/ac), West Side	253	127
Residential Multiple Family-Medium (RMF-L) (12 du/ac), East Side	0	0
Residential Multiple Family-High (RMF-H) (16 du/ac)	0	0
TOTAL	714	386

LAND USE INVENTORY: VACANT SINGLE FAMILY RESIDENTIAL LAND
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APN			Sub	Base	Overlay				#DU	
Book	Page	Lot	Area	LUCAT	LUCAT	Zoning	Acres	Land Use	Exist	Pot
RS CATEGORY										
25	371	02	8	RS(3ac)	CRSP	RA	77.00	vacant land (Chandler Ranch)	0	25
25	371	04	8	RS(3ac)	CRSP	RA, R-1,B-5	221.00	vacant land (Chandler Ranch)	0	74
25	371	05	8	RS(3ac)	CRSP	RA	32.12	vacant land (Chandler Ranch)	0	10
25	371	07p	8	RS(3ac)	CRSP	RA	6.28	vacant land (Chandler Ranch)	0	2
25	371	08	8	RS(3ac)	CRSP	RA, R-1,B-5	191.28	vacant land (Chandler Ranch)	0	64
25	381	01	8	RS(3ac)	CRSP	PM	6.78	vacant land	0	1
25	381	07	8	RS(3ac)	CRSP	RA	122.95	vacant land	0	4
25	381	08	8	RS(3ac)	CRSP	RA	7.70	vacant land	0	2
25	391	02	3	RS(3ac)	BASP	RA	82.00	vacant land (TT2018 - Flately)	0	27
							747.11			209
RSF CATEGORY										
8	032	10	1	RSF	RD	R-1,PD	0.52	vacant land	0	3
8	091	19	1	RSF		R-1,B-2	1.59	vacant land	0	2
8	091	30	1	RSF		R-1,B-2	0.85	vacant land	0	2
8	341	30	1	RSF		R-1,B-2	0.73	vacant lot	0	1
8	341	31	1	RSF		R-1,B-2	0.37	vacant lot	0	1
8	341	42	1	RSF		R-1,B-2	2.68	SF residence	1	2
8	341	46	1	RSF		R-1,B-2	0.46	vacant lot	0	1
8	342	04	1	RSF		R-1,B-2	0.34	vacant lot	0	1
8	342	05	1	RSF		R-1,B-2	0.36	vacant lot	0	1
8	343	03	1	RSF		R-1,B-2	0.50	vacant lot	0	1
8	361	21	1	RSF		R-1,B-2	0.43	vacant lot	0	1
8	361	22	1	RSF		R-1,B-2	0.37	vacant lot	0	1
8	362	20	1	RSF		R-1,B-2	0.32	vacant lot	0	1
8	362	24	1	RSF		R-1,B-2	0.70	vacant lot	0	1
8	092	27	2	RSF		R-1	1.00	vacant land	0	1
8	092	33	2	RSF		R-1,B-2	0.84	vacant lot	0	1
8	092	34	2	RSF		R-1,B-2	0.50	vacant lot	0	1
8	092	35	2	RSF		R-1,B-2	0.49	vacant lot	0	1
8	151	30	2	RSF		R-1,B-2	1.61	SF residence	1	2
8	151	33	2	RSF		R-1,B-2	1.10	SF residence on 2 lots	1	1
8	151	36	2	RSF		R-1	0.43	SF residence on 2 lots	1	1
8	151	40	2	RSF		R-1	0.18	vacant lot	0	1
8	152	13	2	RSF		R-1	0.32	SF residence on 2 lots	1	1
8	152	15	2	RSF		R-1	0.32	SF residence on 2 lots	1	1
8	153	08	2	RSF		R-1	0.32	SF residence on 2 lots	1	1
8	153	11	2	RSF		R-1	0.32	SF residence on 2 lots	1	1
8	153	14	2	RSF		R-1	0.16	vacant lot	0	1
8	211	04	2	RSF		R-1	0.32	SF residence on 2 lots	1	1
8	213	11	2	RSF		R-1	0.76	vacant lot	0	2
8	213	14	2	RSF		R-1	0.17	vacant lot	0	1
8	216	13	2	RSF		R-1	0.21	vacant lot	0	1
8	271	04	2	RSF		R-1	0.12	vacant lot	0	1
8	271	09	2	RSF		R-1	0.27	SF residence on 2 lots	1	1
8	271	12	2	RSF		R-1	0.13	vacant lot	0	1
8	271	14	2	RSF		R-1	0.36	SF residence on 3 lots	1	2
8	271	16	2	RSF		R-1	0.12	vacant lot	0	1
8	271	17	2	RSF		R-1	0.12	vacant lot	0	1
8	271	18	2	RSF		R-1	0.12	vacant lot	0	1
8	272	01	2	RSF		R-1	0.24	SF residence on 2 lots	1	1
8	272	09	2	RSF		R-1	0.32	SF residence on 2 lots	1	1
8	273	05	2	RSF		R-1	0.32	SF residence on 2 lots	1	1
8	273	08	2	RSF		R-1	0.32	SF residence on 2 lots	1	1

LAND USE INVENTORY: VACANT SINGLE FAMILY RESIDENTIAL LAND

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APN			Sub	Base	Overlay					#DU
Book	Page	Lot	Area	LUCAT	LUCAT	Zoning	Acres	Land Use	Exist	Pot
8	273	11	2	RSF		R-1	0.64	SF residence on 4 lots	1	3
8	273	14	2	RSF		R-1	0.32	SF residence on 2 lots	1	1
8	301	12	2	RSF		R-1	0.31	SF residence on 2 lots	1	1
8	304	17	2	RSF		R-1	0.16	vacant lot	0	1
8	351	51	2	RSF		R-1,B-2	0.40	vacant lot	0	1
9	013	09	2	RSF		R-1	6.15	vacant land	0	1
9	021	45	2	RSF		R-1	9.81	vacant land (former hospital site)	0	10
9	072	21	2	RSF		R-1,B-2	0.26	vacant land	0	1
9	072	38	2	RSF		R-1	0.22	vacant land	0	1
9	072	39	2	RSF		R-1	0.47	vacant land	0	1
9	081	45p	2	RSF		R-1	0.86	vacant land	0	1
9	082	24	2	RSF		R-1	0.65	vacant land	0	1
9	082	27	2	RSF		R-1	0.52	vacant land	0	1
9	121	22	2	RSF		R-1	0.46	vacant land	0	1
9	121	65	2	RSF		R-1,B-2	0.36	vacant land	0	1
9	131	23	2	RSF		R-1,B-2	0.51	vacant land	0	1
9	131	40	2	RSF		R-1,B-2	1.94	vacant land	0	1
9	131	49	2	RSF		R-1,B-2	0.24	vacant land	0	1
9	132	08	2	RSF		R-1,B-2,PD	0.61	vacant land	0	1
9	132	10	2	RSF		R-1,B-2	0.62	SF residence (PR 89-193: 2 lots app'd)	1	1
9	134	04	2	RSF		R-1,B-2,PD	0.68	vacant land (PR 90-176: 2 lots app'd)	0	2
9	134	05	2	RSF		R-1,B-2	0.38	vacant land (PR 89-309: 4 lots app'd)	0	4
9	134	07	2	RSF		R-1,B-2,PD	1.38	vacant land	0	1
9	181	06	2	RSF		R-1	0.18	vacant lot	0	1
9	182	18	2	RSF		R-1	0.24	vacant lot	0	1
9	182	23	2	RSF		R-1	0.88	vacant lot	0	1
9	182	38	2	RSF		R-1	0.33	vacant lot	0	1
9	182	39	2	RSF		R-1	0.39	vacant lot	0	1
9	182	40	2	RSF		R-1	0.29	vacant lot	0	1
9	183	09	2	RSF		R-1	0.11	vacant lot	0	1
9	183	10	2	RSF		R-1	0.11	vacant lot	0	1
9	183	36	2	RSF		R-1	0.23	vacant lot	0	1
9	183	39	2	RSF		R-1	0.11	vacant lot	0	1
9	221	34	2	RSF		R-1	0.26	vacant lot	0	1
9	221	38	2	RSF		R-1	11.06	vacant land (TT 2071)	0	9
9	221	40	2	RSF		R-1	5.64	vacant land	0	1
9	221	42	2	RSF		R-1	8.64	SF residence, vacant land	1	21
9	222	1 to 16	2	RSF		R-1	5.45	vacant lots	0	16
9	231	23	2	RSF		R-1	0.18	vacant lot	0	1
9	232	06	2	RSF		R-1	0.40	SF residence (4 lots)	1	3
9	241	17	2	RSF		R-1	2.31	vacant lot	0	1
9	241	23	2	RSF		R-1	0.19	vacant lot	0	1
9	241	26	2	RSF		R-1	0.19	vacant lot	0	1
9	241	27	2	RSF		R-1	0.28	vacant lot	0	1
9	241	28	2	RSF		R-1	0.34	vacant lot	0	1
9	241	30	2	RSF		R-1	0.15	vacant lot	0	1
9	241	35	2	RSF		R-1	0.17	vacant lot	0	1
9	241	39	2	RSF		R-1	0.34	vacant lot	0	1
9	241	43	2	RSF		R-1	0.30	vacant lot	0	1
9	241	44	2	RSF		R-1	0.34	vacant lot	0	1
9	241	45	2	RSF		R-1	0.20	vacant lot	0	1
9	391	13	2	RSF		R-1	3.68	SF residence on 4 lots	1	3
9	392	05	2	RSF		R-1	0.39	SF residence on 2 lots	1	1
9	392	10	2	RSF		R-1	1.03	2 vacant lots	0	2
9	392	18	2	RSF		R-1	0.16	vacant lot	0	1
25	391	46p	3	RSF	BASP	BASP	71.70	SF residence (TT 1895 - French)	1	129
25	391	51p	3	RSF	BASP	BASP	107.56	vacant land	0	351
25	510	01	4	RSF	U/46 SP	U/46 SP	0.21	vacant lot (Tr 1581-3: Riverglen)	0	1
25	510	03	4	RSF	U/46 SP	U/46 SP	0.19	vacant lot (Tr 1581-3: Riverglen)	0	1

LAND USE INVENTORY: VACANT SINGLE FAMILY RESIDENTIAL LAND

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APN		Sub	Base	Overlay		Acres	Land Use	#DU		
								Exist	Pot	
25	510	04	4	RSF	U/46 SP	U/46 SP	0.19	vacant lot (Tr 1581-3: Riverglen)	0	1
25	510	05	4	RSF	U/46 SP	U/46 SP	0.20	vacant lot (Tr 1581-3: Riverglen)	0	1
25	510	08	4	RSF	U/46 SP	U/46 SP	0.19	vacant lot (Tr 1581-3: Riverglen)	0	1
25	510	12	4	RSF	U/46 SP	U/46 SP	0.19	vacant lot (Tr 1581-3: Riverglen)	0	1
25	510	14	4	RSF	U/46 SP	U/46 SP	0.19	vacant lot (Tr 1581-3: Riverglen)	0	1
25	510	16	4	RSF	U/46 SP	U/46 SP	0.19	vacant lot (Tr 1581-3: Riverglen)	0	1
25	510	19	4	RSF	U/46 SP	U/46 SP	0.21	vacant lot (Tr 1581-3: Riverglen)	0	1
25	510	20	4	RSF	U/46 SP	U/46 SP	0.18	vacant lot (Tr 1581-3: Riverglen)	0	1
25	510	21	4	RSF	U/46 SP	U/46 SP	0.19	vacant lot (Tr 1581-3: Riverglen)	0	1
25	510	25 to 35	4	RSF	U/46 SP	U/46 SP	2.08	vacant lots (Tr 1581-3: Riverglen)	0	11
25	510	41	4	RSF	U/46 SP	U/46 SP	0.19	vacant lot (Tr 1581-3: Riverglen)	0	1
25	511	1 to 16	4	RSF	U/46 SP	U/46 SP	3.14	vacant lots (Tr 1581 - Vista del Rio)	0	16
25	511	18	4	RSF	U/46 SP	U/46 SP	0.17	vacant lot (Tr 1581 - Vista del Rio)	0	1
25	511	27	4	RSF	U/46 SP	U/46 SP	0.17	vacant lot (Tr 1581 - Vista del Rio)	0	1
25	511	28	4	RSF	U/46 SP	U/46 SP	0.18	vacant lot (Tr 1581 - Vista del Rio)	0	1
25	511	29	4	RSF	U/46 SP	U/46 SP	0.16	vacant lot (Tr 1581 - Vista del Rio)	0	1
25	511	30	4	RSF	U/46 SP	U/46 SP	0.15	vacant lot (Tr 1581 - Vista del Rio)	0	1
25	512	01	4	RSF	U/46 SP	U/46 SP	0.17	vacant lot (Tr 1581 - Vista del Rio)	0	1
25	512	02	4	RSF	U/46 SP	U/46 SP	0.17	vacant lot (Tr 1581 - Vista del Rio)	0	1
25	512	8 to 32	4	RSF	U/46 SP	U/46 SP	4.41	vacant lots (Tr 1581 - Vista del Rio)	0	25
25	521	01	4	RSF	U/46 SP	U/46 SP	70.00	vacant land (TT 2137)	0	108
25	521	02	4	RSF	U/46 SP	U/46 SP	0.00	vac land (TT 2137: du & ac @ 25-521)	0	0
25	521	03	4	RSF	U/46 SP	U/46 SP	0.00	vac land (TT 2137: du & ac @ 25-521)	0	0
9	401	38	5	RSF		R-1	0.17	vacant lot	0	1
9	411	26	5	RSF		R-1	0.41	vacant lot	0	1
9	411	43	5	RSF		R-1	2.64	SF residence on 2 legal lots	1	1
9	411	54	5	RSF		R-1	0.72	vacant lot	0	1
9	423	01	5	RSF		R-1	0.21	vacant lot	0	1
9	423	02	5	RSF		R-1	0.36	vacant lot	0	1
9	423	03	5	RSF		R-1	0.36	vacant lot	0	1
9	423	11	5	RSF		R-1	0.17	vacant lot	0	1
9	424	13	5	RSF		R-1	0.48	vacant lot	0	1
9	424	22p	5	RSF		R-1	0.36	vacant lot	0	1
9	641	17	5	RSF		R-1	0.69	vacant land	0	1
9	511	11	6	RSF		R-1	5.76	vacant land (very steep, oak-covered)	0	2
9	511	16	6	RSF		R-1	39.00	SF Residence (30 usable acres)	1	119
9	513	11 to 17	6	RSF		R-1	2.75	vacant lots (Riverbluff)	0	17
9	514	05	6	RSF		R-1	0.39	vacant lot (Riverbluff)	0	1
9	514	06	6	RSF		R-1	0.49	vacant lot (Riverbluff)	0	1
9	514	07	6	RSF		R-1	0.49	vacant lot (Riverbluff)	0	1
9	514	10	6	RSF		R-1	0.31	vacant lot (Riverbluff)	0	1
9	514	11	6	RSF		R-1	0.36	vacant lot (Riverbluff)	0	1
9	565	14	6	RSF		R-1	0.18	vacant lot	0	1
9	565	50	6	RSF		R-1	0.15	vacant lot	0	1
9	566	43	6	RSF		R-1	0.17	vacant lot (Katherine Court)	0	1
9	566	44	6	RSF		R-1	0.18	vacant lot (Katherine Court)	0	1
9	566	47	6	RSF		R-1	0.17	vacant lot (Katherine Court)	0	1
9	566	48	6	RSF		R-1	0.18	vacant lot (Katherine Court)	0	1
9	566	52	6	RSF		R-1	0.27	vacant lot (Katherine Court)	0	1
9	566	53	6	RSF		R-1	0.25	vacant lot (Katherine Court)	0	1
9	566	55	6	RSF		R-1	0.16	vacant lot (Katherine Court)	0	1
9	566	56	6	RSF		R-1	0.18	vacant lot (Katherine Court)	0	1
9	566	59	6	RSF		R-1	0.18	vacant lot (Katherine Court)	0	1
9	567	1 to 12	6	RSF		R-1	6.20	vacant lots (Tract 1630)	0	12
9	568	15 to 24	6	RSF		R-1	1.69	vacant lots (Tract 1630)	0	10
9	611	01	6	RSF		R-1,PD	6.19	Residential (TT 2032)	1	9
9	611	03	6	RSF		R-1	5.00	SF residence	1	19
9	611	15	6	RSF		R-1	5.01	Residential (TT 1718)	1	12
9	611	40	6	RSF		R-1	5.50	SF residence	1	21

LAND USE INVENTORY: VACANT SINGLE FAMILY RESIDENTIAL LAND

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APN		Sub	Base	Overlay		Zoning	Acres	Land Use		#DU	
										Exist	Pot
9	611	41	6	RSF		R-1	0.55	vacant land		0	2
9	698	26	6	RSF		R-1	4.51	vacant land (TT 1981)		0	11
9	699	01	6	RSF		R-1	1.35	vacant lot		0	1
9	460	25	7	RSF		R-1	0.18	vacant lot		0	1
9	461	47	7	RSF		R-1	0.22	vacant lot		0	1
9	465	76	7	RSF		R-1	0.15	vacant lot		0	1
9	466	53	7	RSF		R-1	0.15	vacant lot		0	1
9	466	55	7	RSF		R-1	0.91	vacant lot		0	1
9	467	33	7	RSF		R-1,PD	0.13	vacant lot		0	1
9	468	04	7	RSF		R-1,PD	0.16	vacant lot		0	1
9	468	08	7	RSF		R-1,PD	0.14	vacant lot		0	1
9	468	20	7	RSF		R-1,PD	0.18	vacant lot		0	1
9	468	22	7	RSF		R-1,PD	0.15	vacant lot		0	1
9	468	34	7	RSF		R-1,PD	0.14	vacant lot		0	1
9	469	04	7	RSF		R-1,PD	0.15	vacant lot		0	1
9	469	21	7	RSF		R-1,PD	0.18	vacant lot		0	1
9	469	35	7	RSF		R-1,PD	0.19	vacant lot		0	1
9	469	37	7	RSF		R-1,PD	0.22	vacant lot		0	1
9	469	38	7	RSF		R-1,PD	0.18	vacant lot		0	1
9	469	43	7	RSF		R-1,PD	0.20	vacant lot		0	1
9	471	20	7	RSF		R-1	0.23	vacant lot (Country Club)		0	1
9	472	20	7	RSF		R-1	0.29	vacant lot (Country Club)		0	1
9	472	21	7	RSF		R-1	0.28	vacant lot (Country Club)		0	1
9	481	01	7	RSF		R-1	0.30	vacant lot (Country Club)		0	1
9	483	01	7	RSF		R-1	0.35	vacant lot (Country Club)		0	1
9	484	17	7	RSF		R-1,PD	0.17	vacant lot		0	1
9	484	18	7	RSF		R-1,PD	0.15	vacant lot		0	1
9	485	01	7	RSF		R-1,PD	0.14	vacant lot		0	1
9	485	02	7	RSF		R-1,PD	0.14	vacant lot		0	1
9	485	03	7	RSF		R-1,PD	0.17	vacant lot		0	1
9	485	04	7	RSF		R-1,PD	0.21	vacant lot		0	1
9	485	05	7	RSF		R-1,PD	0.36	vacant lot		0	1
9	485	31	7	RSF		R-1,PD	0.38	vacant lot		0	1
9	485	32	7	RSF		R-1,PD	0.27	vacant lot		0	1
9	485	33	7	RSF		R-1,PD	0.19	vacant lot		0	1
9	485	34	7	RSF		R-1,PD	0.20	vacant lot		0	1
9	485	35	7	RSF		R-1,PD	0.17	vacant lot		0	1
9	485	36	7	RSF		R-1,PD	0.17	vacant lot		0	1
9	485	39	7	RSF		R-1,PD	0.28	vacant lot		0	1
9	485	40	7	RSF		R-1,PD	0.32	vacant lot		0	1
9	485	41	7	RSF		R-1,PD	0.24	vacant lot		0	1
9	485	43	7	RSF		R-1,PD	0.21	vacant lot		0	1
9	485	44	7	RSF		R-1,PD	0.21	vacant lot		0	1
9	485	46	7	RSF		R-1,PD	0.22	vacant lot		0	1
9	502	08	7	RSF		R-1	0.20	vacant lot (Country Club)		0	1
9	747	01	7	RSF		R-1,PD	0.20	vacant lot (Fairway Homes)		0	1
9	747	02	7	RSF		R-1,PD	0.14	vacant lot (Fairway Homes)		0	1
9	747	04	7	RSF		R-1,PD	0.14	vacant lot (Fairway Homes)		0	1
9	747	06	7	RSF		R-1,PD	0.14	vacant lot (Fairway Homes)		0	1
9	747	08	7	RSF		R-1,PD	0.14	vacant lot (Fairway Homes)		0	1
9	747	13	7	RSF		R-1,PD	0.17	vacant lot (Fairway Homes)		0	1
9	747	14	7	RSF		R-1,PD	0.18	vacant lot (Fairway Homes)		0	1
9	747	15	7	RSF		R-1,PD	0.20	vacant lot (Fairway Homes)		0	1
9	747	17	7	RSF		R-1,PD	0.21	vacant lot (Fairway Homes)		0	1
9	747	18	7	RSF		R-1,PD	0.23	vacant lot (Fairway Homes)		0	1
9	747	19	7	RSF		R-1,PD	0.16	vacant lot (Fairway Homes)		0	1
9	747	20	7	RSF		R-1,PD	0.15	vacant lot (Fairway Homes)		0	1
9	747	22	7	RSF		R-1,PD	0.14	vacant lot (Fairway Homes)		0	1
9	747	23	7	RSF		R-1,PD	0.14	vacant lot (Fairway Homes)		0	1

LAND USE INVENTORY: VACANT SINGLE FAMILY RESIDENTIAL LAND

6/28/94

APN	Book	Page	Sub	Base	Overlay		Acres	Land Use	#DU	
									Exist	Pot
Lot	Area	LUCAT	LUCAT	Zoning						
9 747 24	7	RSF		R-1,PD	0.25	vacant lot (Fairway Homes)			0	1
9 747 26	7	RSF		R-1,PD	0.14	vacant lot (Fairway Homes)			0	1
9 747 27	7	RSF		R-1,PD	0.15	vacant lot (Fairway Homes)			0	1
9 747 31	7	RSF		R-1,PD	0.18	vacant lot (Fairway Homes)			0	1
9 747 32	7	RSF		R-1,PD	0.17	vacant lot (Fairway Homes)			0	1
9 747 33	7	RSF		R-1,PD	0.22	vacant lot (Fairway Homes)			0	1
9 747 35	7	RSF		R-1,PD	0.18	vacant lot (Fairway Homes)			0	1
9 747 36	7	RSF		R-1,PD	0.21	vacant lot (Fairway Homes)			0	1
9 747 37	7	RSF		R-1,PD	0.19	vacant lot (Fairway Homes)			0	1
9 747 38	7	RSF		R-1,PD	0.20	vacant lot (Fairway Homes)			0	1
9 747 39	7	RSF		R-1,PD	0.23	vacant lot (Fairway Homes)			0	1
9 747 40	7	RSF		R-1,PD	0.17	vacant lot (Fairway Homes)			0	1
9 747 41	7	RSF		R-1,PD	0.16	vacant lot (Fairway Homes)			0	1
9 747 42	7	RSF		R-1,PD	0.29	vacant lot (Fairway Homes)			0	1
9 747 43	7	RSF		R-1,PD	0.30	vacant lot (Fairway Homes)			0	1
9 747 44	7	RSF		R-1,PD	0.32	vacant lot (Fairway Homes)			0	1
9 747 45	7	RSF		R-1,PD	0.23	vacant lot (Fairway Homes)			0	1
9 747 46	7	RSF		R-1,PD	0.31	vacant lot (Fairway Homes)			0	1
9 747 47	7	RSF		R-1,PD	0.24	vacant lot (Fairway Homes)			0	1
9 747 49	7	RSF		R-1,PD	0.98	vacant lot (Fairway Homes)			0	1
9 748 02	7	RSF		R-1,PD	0.14	vacant lot (Fairway Homes)			0	1
9 748 04	7	RSF		R-1,PD	0.14	vacant lot (Fairway Homes)			0	1
9 748 06	7	RSF		R-1,PD	0.14	vacant lot (Fairway Homes)			0	1
9 748 09	7	RSF		R-1,PD	0.15	vacant lot (Fairway Homes)			0	1
9 748 10	7	RSF		R-1,PD	0.15	vacant lot (Fairway Homes)			0	1
9 748 14	7	RSF		R-1,PD	0.27	vacant lot (Fairway Homes)			0	1
9 748 21	7	RSF		R-1,PD	0.20	vacant lot (Fairway Homes)			0	1
9 748 22	7	RSF		R-1,PD	0.21	vacant lot (Fairway Homes)			0	1
9 748 23	7	RSF		R-1,PD	0.20	vacant lot (Fairway Homes)			0	1
9 748 25	7	RSF		R-1,PD	0.15	vacant lot (Fairway Homes)			0	1
9 748 27	7	RSF		R-1,PD	0.14	vacant lot (Fairway Homes)			0	1
9 748 33	7	RSF		R-1,PD	0.13	vacant lot (Fairway Homes)			0	1
9 748 34	7	RSF		R-1,PD	0.13	vacant lot (Fairway Homes)			0	1
9 748 35	7	RSF		R-1,PD	0.17	vacant lot (Fairway Homes)			0	1
9 748 36	7	RSF		R-1,PD	0.23	vacant lot (Fairway Homes)			0	1
9 751 16	7	RSF		R-1,PD	21.36	vacant land (TT 2006)			0	68
9 751 47	7	RSF		R-1,PD	1.93	vacant land (TT 1754)			0	66
9 761 07	7	RSF		R-1	8.72	SF residence, vacant land			1	33
9 761 08	7	RSF		R-1	3.91	vacant land (PR 89-447)			0	4
9 761 24	7	RSF		R-1,B-3	10.00	vacant land (4 legal lots)			0	20
9 761 25	7	RSF		R-1,B-3	11.10	SF residence, vacant land			1	21
9 761 45	7	RSF		R-1,PD	17.13	vacant land (TT 1508-4)			0	59
9 761 47	7	RSF		R-1	55.46	vacant land (TT 1771-2,3,4,5)			0	154
9 772 01	7	RSF		R-1,PD	0.22	vacant lot (Riverbank)			0	1
9 772 02	7	RSF		R-1,PD	0.23	vacant lot (Riverbank)			0	1
9 772 08	7	RSF		R-1,PD	0.18	vacant lot (Riverbank)			0	1
9 772 09	7	RSF		R-1,PD	0.16	vacant lot (Riverbank)			0	1
9 772 10	7	RSF		R-1,PD	0.16	vacant lot (Riverbank)			0	1
9 772 12	7	RSF		R-1,PD	0.17	vacant lot (Riverbank)			0	1
9 772 13	7	RSF		R-1,PD	0.18	vacant lot (Riverbank)			0	1
9 772 14	7	RSF		R-1,PD	0.20	vacant lot (Riverbank)			0	1
9 772 15	7	RSF		R-1,PD	0.22	vacant lot (Riverbank)			0	1
9 772 17	7	RSF		R-1,PD	0.27	vacant lot (Riverbank)			0	1
9 772 18	7	RSF		R-1,PD	0.25	vacant lot (Riverbank)			0	1
9 772 19	7	RSF		R-1,PD	0.22	vacant lot (Riverbank)			0	1
9 772 20	7	RSF		R-1,PD	0.18	vacant lot (Riverbank)			0	1
9 772 21	7	RSF		R-1,PD	0.19	vacant lot (Riverbank)			0	1
9 772 22	7	RSF		R-1,PD	0.24	vacant lot (Riverbank)			0	1
9 772 23	7	RSF		R-1,PD	0.28	vacant lot (Riverbank)			0	1

LAND USE INVENTORY: VACANT SINGLE FAMILY RESIDENTIAL LAND

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APN			Sub	Base	Overlay			Land Use	#DU	
									Exist	Pot
Book	Page	Lot	Area	Base	Overlay					
9	772	40	7	RSF		R-1,PD	0.24	vacant lot (Riverbank)	0	1
9	772	41	7	RSF		R-1,PD	0.25	vacant lot (Riverbank)	0	1
9	772	42	7	RSF		R-1,PD	0.29	vacant lot (Riverbank)	0	1
9	772	43	7	RSF		R-1,PD	0.16	vacant lot (Riverbank)	0	1
9	772	44	7	RSF		R-1,PD	0.19	vacant lot (Riverbank)	0	1
9	773	1 to 21	7	RSF		R-1,PD	7.42	vacant lots (Tr 1771-1)	0	21
9	774	1 to 20	7	RSF		R-1,PD	7.37	vacant lots (Tr 1771-1)	0	20
9	571	14	8	RSF		R-1,PD3	10.00	vacant land	0	30
9	571	18	8	RSF		R-1,PD3	31.50	vacant land	0	94
9	571	21	8	RSF		R-1,PD	24.80	vacant land (TT 1870)	0	48
9	756	05	9	RSF		R-1,PD	2.50	vacant land	0	21
9	756	07	9	RSF		R-1,PD	3.04	vacant land	0	21
9	757	07	9	RSF		R-1,PD4	13.99	vacant land (TT 1632, Phase 3)	0	52
9	757	08	9	RSF		R-1,PD4	13.32	vacant land (TT 1632, Phase 4)	0	55
9	757	09	9	RSF		R-1,PD4	20.98	vacant land (TT 1632, Phase 7)	0	101
9	757	10	9	RSF		R-1,PD4	15.72	vacant land (TT 1632, Phase 6)	0	71
9	757	11	9	RSF		R-1,PD4	19.25	vacant land (TT 1632, Phase 5)	0	70
9	793	1 to 39	9	RSF		R-1,PD4	6.71	vacant lots (Tr 1832 - Oak Knolls)	0	39
9	794	1 to 25	9	RSF		R-1,PD4	5.77	vacant lots (Tr 1832 - Oak Knolls)	0	25
9	794	27 to 31	9	RSF		R-1,PD4	1.80	vacant lots (Tr 1832 - Oak Knolls)	0	5
							788.55			2,299
RSF-1 CATEGORY										
8	381	01p	1	RSF-1		R-1,PD1.1	24.60	vacant land	0	24
8	381	03p	1	RSF-1		R-1,B-3	3.50	vacant land	0	3
8	381	04p	1	RSF-1		R-1,B-3	26.30	SF residence, vacant land	1	24
8	431	01	2	RSF-1		R-1,B-5	8.61	vacant land	0	4
8	431	02	2	RSF-1		R-1,B-4	12.43	SF residence, vacant land	1	11
8	431	11	2	RSF-1		R-1,B-4	1.01	vacant lot	0	1
8	431	14	2	RSF-1		R-1,B-2	1.00	vacant lot	0	1
8	431	15	2	RSF-1		R-1,B-2	1.00	vacant lot	0	1
8	431	21	2	RSF-1		R-1,B-4	0.99	vacant lot	0	1
8	431	26	2	RSF-1		R-1,B-4	0.99	vacant lot	0	1
8	431	35	2	RSF-1		R-1,B-4	1.01	vacant lot	0	1
25	391	03	3	RSF-1	BASP	R-1,B-4	2.09	SF Residence	1	1
25	391	04	3	RSF-1	BASP	R-1,B-4	2.13	SF Residence	1	1
25	391	05	3	RSF-1	BASP	R-1,B-4	5.70	SF Residence (TT 2004 - Potter)	1	4
25	391	11	3	RSF-1	BASP	R-1,B-4	1.52	vacant land	0	1
25	391	13	3	RSF-1	BASP	R-1,B-4	6.30	vacant land	0	6
25	391	14	3	RSF-1	BASP	R-1,B-4	22.00	vacant land	0	22
25	391	15	3	RSF-1	BASP	R-1,B-4	6.84	SF Residence	1	5
25	391	16	3	RSF-1	BASP	R-1,B-4	2.50	SF Residence	1	1
25	391	17	3	RSF-1	BASP	R-1,B-4	3.60	SF Residence	1	2
25	391	18	3	RSF-1	BASP	R-1,B-4	3.00	SF Residence	1	2
25	391	19	3	RSF-1	BASP	R-1,B-4	3.20	SF Residence	1	2
25	391	20	3	RSF-1	BASP	R-1,B-4	4.70	SF Residence	1	3
25	391	21	3	RSF-1	BASP	R-1,B-4	2.70	SF Residence	1	1
25	391	34	3	RSF-1	BASP	R-1,B-4	4.60	SF Residence	1	3
25	391	35	3	RSF-1	BASP	R-1,B-4	8.13	vacant land	0	7
25	391	36	3	RSF-1	BASP	R-1,B-4	10.10	vacant land (TT 2005 - Kraskey)	0	9
25	011	19	4	RSF-1	U/46 SP	U/46 SP	1.00	vacant lot (Orchard Bungalow)	0	1
25	011	23	4	RSF-1	U/46 SP	U/46 SP	1.00	vacant lot (Orchard Bungalow)	0	1
25	011	24	4	RSF-1	U/46 SP	U/46 SP	1.61	SF Residence (PR 90-232/Sylvester)	1	1
25	013	02	4	RSF-1	U/46 SP	U/46 SP	1.42	vacant lot (Orchard Bungalow)	0	1
9	641	01	5	RSF-1		R-1	1.00	vacant lot (Orchard Bungalow)	0	1
25	031	04	5	RSF-1		R-1,B-4	1.56	vacant lot (Orchard Bungalow)	0	1
25	031	11	5	RSF-1		R-1,B-4	1.00	vacant lot (Orchard Bungalow)	0	1

LAND USE INVENTORY: VACANT SINGLE FAMILY RESIDENTIAL LAND

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APN			Sub	Base	Overlay		Acres	Land Use	#DU	
									Exist	Pot
25	031	14	5	RSF-1		R-1,B-4	1.00	vacant lot (Orchard Bungalow)	0	1
25	031	15	5	RSF-1		R-1,B-4	1.00	vacant lot (Orchard Bungalow)	0	1
25	041	13	5	RSF-1		R-1,B-4	1.61	vacant lot (Orchard Bungalow)	0	1
25	041	14	5	RSF-1		R-1,B-4	1.68	vacant lot (Orchard Bungalow)	0	1
25	051	08	5	RSF-1		R-1,B-4	1.00	vacant lot (Orchard Bungalow)	0	1
25	051	09	5	RSF-1		R-1,B-4	1.00	vacant lot (Orchard Bungalow)	0	1
25	061	07	5	RSF-1		R-1,B-4	1.00	vacant lot (Orchard Bungalow)	0	1
25	071	09	5	RSF-1		R-1,B-4	3.00	3 vacant lots (Orchard Bungalow)	0	3
25	071	10	5	RSF-1		R-1,B-4	1.00	vacant lot (Orchard Bungalow)	0	1
25	081	05	5	RSF-1		R-1,B-4	1.00	vacant lot (Orchard Bungalow)	0	1
25	091	08	5	RSF-1		R-1,B-4	1.00	vacant lot (Orchard Bungalow)	0	1
25	091	09	5	RSF-1		R-1,B-4	1.00	vacant lot (Orchard Bungalow)	0	1
25	091	11	5	RSF-1		R-1,B-4	1.00	vacant lot (Orchard Bungalow)	0	1
25	111	03	5	RSF-1		R-1,B-4	1.00	vacant lot (Orchard Bungalow)	0	1
25	111	08	5	RSF-1		R-1,B-4	1.00	vacant lot (Orchard Bungalow)	0	1
25	121	04	5	RSF-1		R-1,B-4	1.00	vacant lot (Orchard Bungalow)	0	1
25	121	05	5	RSF-1		R-1,B-4	1.00	vacant lot (Orchard Bungalow)	0	1
25	121	06	5	RSF-1		R-1,B-4	1.00	vacant lot (Orchard Bungalow)	0	1
25	131	15	5	RSF-1		R-1,B-4	1.00	vacant lot (Orchard Bungalow)	0	1
25	131	16	5	RSF-1		R-1,B-4	1.00	vacant lot (Orchard Bungalow)	0	1
25	131	19	5	RSF-1		R-1,B-4	1.00	vacant lot (Orchard Bungalow)	0	1
25	151	09	5	RSF-1		R-1,B-4	1.00	vacant lot (Orchard Bungalow)	0	1
25	151	10	5	RSF-1		R-1,B-4	1.00	vacant lot (Orchard Bungalow)	0	1
25	151	11	5	RSF-1		R-1,B-4	1.00	vacant lot (Orchard Bungalow)	0	1
25	181	09	5	RSF-1		R-1,B-4	1.00	vacant lot (Orchard Bungalow)	0	1
25	191	18	5	RSF-1		R-1,B-4	1.00	vacant lot (Orchard Bungalow)	0	1
25	201	12	5	RSF-1		R-1,B-4	1.00	vacant lot (Orchard Bungalow)	0	1
25	411	01	5	RSF-1		R-1,B-4	1.00	vacant land (Orchard Bungalow)	0	1
25	411	11	5	RSF-1		R-1,B-4	1.97	2 lots: 1 SF residence; 1 vacant	0	1
25	360	1 to 9	8	RSF-1		R-1,B-3	9.00	vacant lots (Tract 1022 - Clouston)	0	9
							221.40			189

RSF-2 CATEGORY

9	014	06	2	RSF-2		R-1,B-3,PD	2.75	SF residence	1	4
9	014	07	2	RSF-2		R-1,B-3,PD	0.50	vacant land	0	1
9	014	08	2	RSF-2		R-1,B-3,PD	2.18	SF residence	1	3
9	014	09	2	RSF-2		R-1,B-3,PD	3.27	vacant land (PR 91-213)	0	4
25	401	35	4	RSF-2		R-1,B-3	2.47	vacant land	0	4
25	401	65	4	RSF-2		R-1,B-3	1.14	vacant land	0	1
25	401	67	4	RSF-2		R-1,B-3	1.11	vacant land	0	1
9	431	42	5	RSF-2		R-1,B-3	0.50	vacant lot	0	1
9	431	46	5	RSF-2		R-1,B-3	0.46	vacant lot	0	1
9	431	47	5	RSF-2		R-1,B-3	0.51	vacant lot	0	1
9	431	48	5	RSF-2		R-1,B-3	0.46	vacant lot	0	1
9	451	31	5	RSF-2		R-1,B-3	0.62	vacant land	0	1
25	362	16	5	RSF-2		R-1,B-3	13.47	vacant land	0	24
25	363	1 to 27	5	RSF-2		R-1,B-3	12.42	vacant lots (Tr 1886 - The Summit)	0	27
25	364	1 to 24	5	RSF-2		R-1,B-3	11.38	vacant lots (Tr 1886 - The Summit)	0	24
25	365	1 to 30	5	RSF-2		R-1,B-3	13.70	vacant lots (Tr 1886 - The Summit)	0	30
25	361	12	8	RSF-2	CRSP	R-1,PD2	90.02	vacant land (TT 2020)	0	180
25	361	20p	8	RSF-2	CRSP	R-1,B-3	40.60	vacant land (Chandler Ranch)	0	81
25	361	27	8	RSF-2	CRSP	R-1,B-3	2.84	SF Residence	1	4
25	362	23	8	RSF-2		R-1,B-3	0.90	vacant lot	0	1
25	362	29	8	RSF-2		R-1,B-3	2.20	vacant land	0	1
25	362	30	8	RSF-2		R-1,B-3	0.90	vacant lot	0	1
25	362	31	8	RSF-2		R-1,B-3	0.90	vacant lot	0	1

LAND USE INVENTORY: VACANT SINGLE FAMILY RESIDENTIAL LAND
6/28/94

APN			Sub	Base	Overlay					#DU
Book	Page	Lot	Area	LUCAT	LUCAT	Zoning	Acres	Land Use	Exist	Pot
9	750	02	9	RSF-2		R-1,B-3,PD	2.50	vacant land	0	1
9	750	13	9	RSF-2		R-1,B-3,PD	0.45	vacant land	0	1
9	750	14	9	RSF-2		R-1,B-3,PD	0.45	vacant land	0	1
9	750	15	9	RSF-2		R-1,B-3,PD	0.49	vacant land	0	1
9	751	53	9	RSF-2		R-1,B-4	25.27	vacant land	0	50
							234.46			451
RSF-3 CATEGORY										
25	012	03	4	RSF-3	U/46 SP	U/46 SP	8.90	4 SF residences (TT 1769 - Diedun)	4	13
25	014	1 to 40	4	RSF-3	U/46 SP	U/46 SP	10.21	vacant lots (Tr 1463 - Sunset Ridge)	0	40
25	015	1 to 34	4	RSF-3	U/46 SP	U/46 SP	10.16	vacant lots (Tr 1463 - Sunset Ridge)	0	34
25	016	1 to 16	4	RSF-3	U/46 SP	U/46 SP	3.82	vacant lots (Tr 1463 - Sunset Ridge)	0	16
25	391	28	4	RSF-3	U/46 SP	U/46 SP	18.50	vacant land (TT 1943 - Jacobs)	0	27
25	391	31 et al	4	RSF-3	U/46 SP	U/46 SP	170.50	vacant land (TT 1878 - Braemar)	0	265
25	391	44	4	RSF-3	U/46 SP	U/46 SP	4.68	SF Residence	1	27
25	392	01	4	RSF-3	U/46 SP	U/46 SP	3.10	SF Residence	1	1
25	392	02	4	RSF-3	U/46 SP	U/46 SP	4.10	SF Residence	1	1
25	392	03	4	RSF-3	U/46 SP	U/46 SP	3.40	vacant land/riverbottom	0	1
25	392	04	4	RSF-3	U/46 SP	U/46 SP	8.90	SF Residence	1	13
25	392	05	4	RSF-3	U/46 SP	U/46 SP	15.22	vacant land	0	14
25	402	01	4	RSF-3	U/46 SP	U/46 SP	12.58	SF Residence	1	35
25	402	02	4	RSF-3	U/46 SP	U/46 SP	7.43	2 SF Residence	2	21
25	402	03	4	RSF-3	U/46 SP	U/46 SP	5.01	SF Residence	1	14
25	402	04	4	RSF-3	U/46 SP	U/46 SP	5.01	vacant land	0	15
25	402	05	4	RSF-3	U/46 SP	U/46 SP	5.00	vacant land	0	15
25	402	06	4	RSF-3	U/46 SP	U/46 SP	5.00	vacant land (TT 1965 - Scott)	0	15
25	402	07	4	RSF-3	U/46 SP	U/46 SP	3.32	vacant land (TT 1966 - Church of Naz)	0	9
25	402	08	4	RSF-3	U/46 SP	U/46 SP	4.51	vacant land	0	14
25	402	09	4	RSF-3	U/46 SP	U/46 SP	4.36	vacant land	0	14
25	402	10	4	RSF-3	U/46 SP	U/46 SP	5.45	SF Residence (TT 1964 - Johnson)	1	16
25	402	12	4	RSF-3	U/46 SP	U/46 SP	5.45	SF Residence (TT 1930 - Ward/Dickso	1	16
25	402	13	4	RSF-3	U/46 SP	U/46 SP	4.30	SF Residence (TT 1961 - Hill)	1	14
25	402	14	4	RSF-3	U/46 SP	U/46 SP	3.70	vacant land (TT 1763 - Roberts)	0	11
25	402	15	4	RSF-3	U/46 SP	U/46 SP	3.60	vacant land (TT 1763 - Roberts)	0	11
25	402	16	4	RSF-3	U/46 SP	U/46 SP	2.70	vacant land (TT 1763 - Roberts)	0	9
25	402	17	4	RSF-3	U/46 SP	U/46 SP	6.80	vacant land (TT 1763 - Roberts)	0	22
25	402	18	4	RSF-3	U/46 SP	U/46 SP	10.79	vacant land (TT 1763 - Roberts)	0	37
25	402	19	4	RSF-3	U/46 SP	U/46 SP	5.36	vacant land (TT 1962 - Croteau)	0	17
25	402	20	4	RSF-3	U/46 SP	U/46 SP	5.33	vacant land (TT 1962 - Croteau)	0	16
25	402	21	4	RSF-3	U/46 SP	U/46 SP	5.45	SF Residence (TT 1963 - Harris)	1	16
25	522	01	4	RSF-3	U/46 SP	U/46 SP	0.24	vacant lot (Tr 1619 - Golden Hills)	0	1
25	522	02	4	RSF-3	U/46 SP	U/46 SP	0.23	vacant lot (Tr 1619 - Golden Hills)	0	1
25	522	07	4	RSF-3	U/46 SP	U/46 SP	0.30	vacant lot (Tr 1619 - Golden Hills)	0	1
25	522	11 to 18	4	RSF-3	U/46 SP	U/46 SP	2.32	vacant lots (Tr 1619 - Golden Hills)	0	8
25	522	22 to 26	4	RSF-3	U/46 SP	U/46 SP	1.18	vacant lots (Tr 1619 - Golden Hills)	0	5
25	522	28 to 31	4	RSF-3	U/46 SP	U/46 SP	1.05	vacant lots (Tr 1619 - Golden Hills)	0	4
25	522	34	4	RSF-3	U/46 SP	U/46 SP	0.23	vacant lot (Tr 1619 - Golden Hills)	0	1
25	522	36 to 45	4	RSF-3	U/46 SP	U/46 SP	2.43	vacant lots (Tr 1619 - Golden Hills)	0	10
25	522	47	4	RSF-3	U/46 SP	U/46 SP	0.30	vacant lot (Tr 1619 - Golden Hills)	0	1
25	522	50	4	RSF-3	U/46 SP	U/46 SP	0.23	vacant lot (Tr 1619 - Golden Hills)	0	1
25	522	52 to 58	4	RSF-3	U/46 SP	U/46 SP	1.85	vacant lots (Tr 1619 - Golden Hills)	0	7
9	751	52	9	RSF-3		R-1,B-2,PD	9.24	vacant land (TT 1983)	0	27
9	758	03	9	RSF-3		R-1,PD2.7	0.24	vac lot (Tr 1457 - Meadowlark Est)	0	1
9	758	05	9	RSF-3		R-1,PD2.7	0.31	vac lot (Tr 1457 - Meadowlark Est)	0	1
9	758	16	9	RSF-3		R-1,PD2.7	0.25	vac lot (Tr 1457 - Meadowlark Est)	0	1
9	758	20 to 23	9	RSF-3		R-1,PD2.7	1.21	vac lots (Tr 1457 - Meadowlark Est)	0	4
9	758	25	9	RSF-3		R-1,PD2.7	0.32	vac lot (Tr 1457 - Meadowlark Est)	0	1

LAND USE INVENTORY: VACANT SINGLE FAMILY RESIDENTIAL LAND
6/28/94

APN			Sub	Base	Overlay				#DU	
Book	Page	Lot	Area	LUCAT	LUCAT	Zoning	Acres	Land Use	Exist	Pot
9	758	26	9	RSF-3		R-1,PD2.7	0.34	vac lot (Tr 1457 - Meadowlark Est)	0	1
9	758	27	9	RSF-3		R-1,PD2.7	0.24	vac lot (Tr 1457 - Meadowlark Est)	0	1
9	758	30	9	RSF-3		R-1,PD2.7	0.37	vac lot (Tr 1457 - Meadowlark Est)	0	1
9	758	32	9	RSF-3		R-1,PD2.7	0.23	vac lot (Tr 1457 - Meadowlark Est)	0	1
9	758	33	9	RSF-3		R-1,PD2.7	0.33	vac lot (Tr 1457 - Meadowlark Est)	0	1
9	759	05	9	RSF-3		R-1,PD2.7	0.34	vac lot (Tr 1457 - Meadowlark Est)	0	1
9	759	17	9	RSF-3		R-1,PD2.7	0.27	vac lot (Tr 1457 - Meadowlark Est)	0	1
9	759	21	9	RSF-3		R-1,PD2.7	0.26	vac lot (Tr 1457 - Meadowlark Est)	0	1
9	759	22	9	RSF-3		R-1,PD2.7	0.31	vac lot (Tr 1457 - Meadowlark Est)	0	1
9	759	23	9	RSF-3		R-1,PD2.7	0.33	vac lot (Tr 1457 - Meadowlark Est)	0	1
9	759	26	9	RSF-3		R-1,PD2.7	0.25	vac lot (Tr 1457 - Meadowlark Est)	0	1
9	759	42	9	RSF-3		R-1,PD2.7	0.23	vac lot (Tr 1457 - Meadowlark Est)	0	1
9	759	49	9	RSF-3		R-1,PD2.7	0.30	vac lot (Tr 1457 - Meadowlark Est)	0	1
9	759	53	9	RSF-3		R-1,PD2.7	0.25	vac lot (Tr 1457 - Meadowlark Est)	0	1
9	759	55	9	RSF-3		R-1,PD2.7	1.00	vac lot (Tr 1457 - Meadowlark Est)	0	1
							399.62			879
MH CATEGORY										
9	577	1 to 78	8	MH		R-1,PD	0.00	vacant lots (Quail Run Condo)	0	78
9	578	1 to 59	8	MH		R-1,PD	0.00	vacant lots (Quail Run Condo)	0	59
							0.00			137

LAND USE INVENTORY: VACANT MULTIPLE FAMILY RESIDENTIAL LAND

6/28/94

APN		Sub	Base	Overlay					#DU
Book	Page	Lot	Area	LUCAT	LUCAT	Zoning	Acres	Land Use	Exist Pot
RMF-L CATEGORY: WEST SIDE									
8	381	01p	1	RMF-L		R-3,PD	5.90	vacant land	0 47
8	381	03p	1	RMF-L		R-3	2.90	vacant land	0 23
8	381	04p	1	RMF-L		R-3	9.70	vacant land	0 77
8	391	08	1	RMF-L		R-2,B-1	0.36	vacant lot	0 3
8	391	13	1	RMF-L		R-2,B-1	0.06	vacant lot	0 1
8	391	14	1	RMF-L		R-2,B-1	0.30	vacant lot	0 2
8	391	16	1	RMF-L		R-2,B-1	0.30	vacant lot	0 2
8	391	18	1	RMF-L		R-2,B-1	0.30	vacant lot	0 2
8	391	21	1	RMF-L		R-2,B-1	1.58	vacant lot	0 12
8	391	24	1	RMF-L		R-2,B-1	0.43	vacant lot	0 3
8	391	25	1	RMF-L		R-2,B-1	0.42	vacant lot	0 3
8	092	32	2	RMF-L		R-2,PD	1.44	Tent. Tract 1579 (Cowden)	0 10
8	152	18	2	RMF-L		R-2	0.16	vacant lot	0 2
8	222	04	2	RMF-L	RD	R-2	0.16	vacant lot	0 2
8	231	03	2	RMF-L	RD	R-2	0.08	vacant lot	0 1
8	232	14	2	RMF-L	RD	R-2	0.06	vacant lot	0 1
8	234	15	2	RMF-L	RD	R-2	0.16	vacant lot	0 2
8	305	06	2	RMF-L		R-2	0.32	residential, vacant lot	2 2
8	317	10	2	RMF-L		R-2	0.16	vacant lot	0 2
8	431	34	2	RMF-L		R-2	2.03	vacant land	0 16
9	252	10	2	RMF-L		R-2	0.27	vacant lot	0 2
9	252	12	2	RMF-L		R-2	0.16	vacant lot	0 2
9	252	13	2	RMF-L		R-2	0.16	vacant lot	0 2
9	252	14	2	RMF-L		R-2	0.16	vacant lot	0 2
9	252	15	2	RMF-L		R-2	0.16	vacant lot	0 2
9	252	16	2	RMF-L		R-2	0.16	vacant lot	0 2
9	256	07	2	RMF-L		R-2	0.52	3 vacant lots (drainage way included)	0 6
9	256	08	2	RMF-L		R-2	0.92	5 vacant lots (drainage way included)	0 10
9	282	20	2	RMF-L		R-2	0.21	vacant lot	0 2
							29.54		243
RMF-L CATEGORY: EAST SIDE									
9	441	14	5	RMF-L		R-2,B-3	0.99	vacant land (PR89-375: 2 lots app'd)	0 6
9	441	16	5	RMF-L		R-2,B-3	0.33	vacant land	0 3
9	441	46	5	RMF-L		R-2,B-3	0.46	vacant land	0 3
9	441	47	5	RMF-L		R-2,B-3	0.52	vacant land	0 3
9	451	17	5	RMF-L		R-1,B-3	0.84	vacant land	0 6
9	451	22	5	RMF-L		R-1,B-3	1.00	vacant land	0 8
9	451	30	5	RMF-L		R-1,B-3	1.00	vacant land	0 8
9	531	23	6	RMF-L		R-2	0.50	vacant lot	0 4
9	531	24	6	RMF-L		R-2	0.90	2 vacant lots	0 7
9	531	28	6	RMF-L		R-2	0.30	2 vacant lots	0 2
9	541	08	6	RMF-L		R-2	3.50	vacant land	0 28
9	611	42p	6	RMF-L	RD	PM	18.00	Former Meat Plant	0 144
9	751	02	7	RMF-L		R-3,PD	5.01	SF residence (TT 2069)	1 26
9	751	05	7	RMF-L		R-3,PD	5.00	vacant land (TT 2069)	0 26
9	760	36	7	RMF-L	RD	R-1,B-4	5.93	SF residence	1 46
9	761	12	7	RMF-L		R-1	45.00	vacant land	0 360
9	761	39	7	RMF-L		R-2,PD	25.37	vacant land (TT 2047-63 lots + more)	0 200
							114.65		880

LAND USE INVENTORY: VACANT MULTIPLE FAMILY RESIDENTIAL LAND

11/21/94

APN		Sub	Base	Overlay					#DU	
Book	Page	Lot	Area	LUCAT	LUCAT	Zoning	Acres	Land Use	Exist	Pot
RMF-M CATEGORY: WEST SIDE										
8	011	27	1	RMF-M	RD	R-3	0.12	vacant lot	0	1
8	011	35	1	RMF-M	RD	R-3	0.24	vacant lot	0	3
8	011	68	1	RMF-M	RD	R-3	0.08	vacant lot	0	1
8	011	70	1	RMF-M	RD	R-3	0.27	vacant lot	0	3
8	031	03p	1	RMF-M	RD	R-4,PD	0.39	vacant land	0	4
8	031	16	1	RMF-M	RD	R-4,PD	0.28	vacant land	0	3
8	032	11	1	RMF-M	RD	R-4,PD	0.14	vacant land	0	2
8	041	26	1	RMF-M	RD	R-4,PD	1.10	vacant land	0	13
8	165	09	2	RMF-M	RD	R-3	0.29	vacant land	0	6
8	172	13	2	RMF-M	RD	R-3	0.36	vacant land	0	6
8	226	08	2	RMF-M	RD	R-3	0.16	vacant lot	0	3
8	227	9p	2	RMF-M	RD	R-3	0.16	vacant land	0	3
8	244	10	2	RMF-M	RD	R-3	0.15	vacant lot	0	2
8	244	11	2	RMF-M	RD	R-3	0.15	vacant lot	0	2
8	286	10	2	RMF-M	RD, OP	R-3	0.08	vacant lot	0	1
8	292	03	2	RMF-M	RD	R-3	0.14	vacant lot	0	3
8	292	15	2	RMF-M	RD, OP	R-3	0.16	vacant lot	0	3
							4.27			59
RMF-M CATEGORY: EAST SIDE										
9	752	06	9	RMF-M		R-3,PD	9.31	vacant land (92 du max per PD 80007)	0	92
RMF-H CATEGORY										
9	571	10	8	RMF-H		R-4,PD	10.00	SF residence, vacant land	1	159

LAND USE INVENTORY: UNDERUTILIZED MULTIPLE FAMILY RESIDENTIAL LAND
6/28/94

APN	Book	Page	Sub	Base	Overlay		Zoning	Acres	Land Use	#DU	
										Exist	Pot
RMF-L CATEGORY: WEST SIDE											
8	065	10	1	RMF-L	RD	R-2		0.26	SF residence	1	1
8	065	15	1	RMF-L	RD	R-2		0.14	SF residence	1	1
8	065	17	1	RMF-L	RD	R-2		0.17	SF residence	1	1
8	065	23	1	RMF-L	RD	R-2		0.21	SF residence	1	1
8	065	28	1	RMF-L	RD	R-2		0.15	SF residence	1	1
8	066	02	1	RMF-L	RD	R-2		0.45	SF residence	1	3
8	066	03	1	RMF-L	RD	R-2		0.26	SF residence	1	1
8	066	09	1	RMF-L	RD	R-2		0.26	SF residence	1	1
8	066	10	1	RMF-L	RD	R-2		0.14	SF residence	1	1
8	066	14	1	RMF-L	RD	R-2		0.26	SF residence	1	1
8	381	02	1	RMF-L		R-3		0.21	SF residence	1	1
8	391	01	1	RMF-L		R-3		0.19	SF residence	1	1
8	391	02	1	RMF-L		R-3		0.19	SF residence	1	1
8	391	03	1	RMF-L		R-2,B-1		0.24	SF residence	1	2
8	391	04	1	RMF-L		R-2,B-1		0.22	SF residence	1	2
8	391	05	1	RMF-L		R-2,B-1		1.10	SF residence	1	7
8	391	06	1	RMF-L		R-2,B-1		0.25	SF residence	1	1
8	391	07	1	RMF-L		R-2,B-1		0.29	SF residence	1	1
8	391	09	1	RMF-L		R-2,B-1		0.29	SF residence	1	1
8	391	11	1	RMF-L		R-2,B-1		0.17	SF residence	1	1
8	391	12	1	RMF-L		R-2,B-1		0.17	SF residence	1	1
8	391	15	1	RMF-L		R-2,B-1		0.32	SF residence	1	2
8	391	17	1	RMF-L		R-2,B-1		0.26	SF residence	1	1
8	391	19	1	RMF-L		R-2,B-1		0.36	SF residence	1	2
8	391	20	1	RMF-L		R-2,B-1		0.26	SF residence	1	1
8	391	22	1	RMF-L		R-2,B-1		1.60	residential	3	9
8	391	23	1	RMF-L		R-2,B-1		0.43	SF residence	1	2
8	092	01	2	RMF-L		R-2,PD		0.21	SF residence	1	1
8	092	16	2	RMF-L		R-2		0.25	SF residence	1	1
8	092	19	2	RMF-L		R-2		0.21	SF residence	1	1
8	092	25	2	RMF-L		R-2		1.77	SF residence	1	13
8	092	28	2	RMF-L		R-2		0.54	SF residence	1	3
8	152	08	2	RMF-L		R-2		0.38	SF residence on 2 lots	1	3
8	152	14	2	RMF-L		R-2		0.48	residential	2	4
8	152	17	2	RMF-L		R-2		0.16	SF residence	1	1
8	152	19	2	RMF-L		R-2		0.16	SF residence	1	1
8	161	08	2	RMF-L	RD	R-2		0.17	SF residence	1	1
8	161	10	2	RMF-L	RD	R-2		0.13	SF residence	1	1
8	161	11	2	RMF-L	RD	R-2		0.14	SF residence	1	1
8	161	14	2	RMF-L	RD	R-2		0.16	SF residence	1	1
8	161	16	2	RMF-L	RD	R-2		0.64	2 SF residences	2	6
8	162	02	2	RMF-L	RD	R-2		0.16	SF residence	1	1
8	162	03	2	RMF-L	RD	R-2		0.24	SF residence	1	2
8	162	04	2	RMF-L	RD	R-2		0.24	SF residence	1	2
8	162	07	2	RMF-L	RD	R-2		0.24	SF residence	1	2
8	162	12	2	RMF-L	RD	R-2		0.19	SF residence	1	1
8	162	14	2	RMF-L	RD	R-2		0.15	SF residence	1	1
8	163	06	2	RMF-L	RD	R-2		0.19	SF residence	1	1
8	221	03	2	RMF-L	RD	R-2		0.16	SF residence	1	1
8	221	04	2	RMF-L	RD	R-2		0.16	SF residence	1	1
8	221	05	2	RMF-L	RD	R-2		0.16	SF residence	1	1
8	221	07	2	RMF-L	RD	R-2		0.16	SF residence	1	1
8	221	08	2	RMF-L	RD	R-2		0.16	SF residence	1	1
8	221	09	2	RMF-L	RD	R-2		0.32	SF residence on 2 lots	1	3
8	221	10	2	RMF-L	RD	R-2		0.16	SF residence	1	1
8	221	11	2	RMF-L	RD	R-2		0.16	SF residence	1	1

LAND USE INVENTORY: UNDERUTILIZED MULTIPLE FAMILY RESIDENTIAL LAND

6/28/94

APN		Sub	Base	Overlay			Acres	Land Use	#DU	
									Exist	Pot
8	222	01	2	RMF-L	RD	R-2	0.16	SF residence	1	1
8	222	03	2	RMF-L	RD	R-2	0.16	SF residence	1	1
8	222	07	2	RMF-L	RD	R-2	0.16	SF residence	1	1
8	222	08	2	RMF-L	RD	R-2	0.16	SF residence	1	1
8	222	09	2	RMF-L	RD	R-2	0.16	SF residence	1	1
8	222	10	2	RMF-L	RD	R-2	0.16	SF residence	1	1
8	222	11	2	RMF-L	RD	R-2	0.16	SF residence	1	1
8	222	12	2	RMF-L	RD	R-2	0.16	SF residence	1	1
8	224	03	2	RMF-L	RD	R-2	0.16	SF residence	1	1
8	224	04	2	RMF-L	RD	R-2	0.16	SF residence	1	1
8	224	05	2	RMF-L	RD	R-2	0.16	SF residence	1	1
8	224	06	2	RMF-L	RD	R-2	0.16	SF residence	1	1
8	231	02	2	RMF-L	RD	R-2	0.16	SF residence	1	1
8	231	04	2	RMF-L	RD	R-2	0.16	SF residence	1	1
8	231	08	2	RMF-L	RD	R-2	0.24	SF residence	1	2
8	231	09	2	RMF-L	RD	R-2	0.24	SF residence	1	2
8	231	10	2	RMF-L	RD	R-2	0.16	SF residence	1	1
8	231	11	2	RMF-L	RD	R-2	0.16	SF residence	1	1
8	231	12	2	RMF-L	RD	R-2	0.16	SF residence	1	1
8	231	13	2	RMF-L	RD	R-2	0.25	SF residence	1	2
8	231	14	2	RMF-L	RD	R-2	0.23	SF residence	1	2
8	232	02	2	RMF-L	RD	R-2	0.16	SF residence	1	1
8	232	03	2	RMF-L	RD	R-2	0.16	SF residence	1	1
8	232	04	2	RMF-L	RD	R-2	0.48	SF residence on 3 lots	1	5
8	232	15	2	RMF-L	RD	R-2	0.16	SF residence	1	1
8	232	16	2	RMF-L	RD	R-2	0.13	SF residence	1	1
8	233	03	2	RMF-L	RD	R-2	0.16	SF residence	1	1
8	234	01	2	RMF-L	RD	R-2	0.16	SF residence	1	1
8	234	02	2	RMF-L	RD	R-2	0.16	SF residence	1	1
8	234	03	2	RMF-L	RD	R-2	0.16	SF residence	1	1
8	234	11	2	RMF-L	RD	R-2	0.16	SF residence	1	1
8	281	01	2	RMF-L	RD	R-2	0.16	SF residence	1	1
8	281	02	2	RMF-L	RD	R-2	0.16	SF residence	1	1
8	281	03	2	RMF-L	RD	R-2	0.16	SF residence	1	1
8	281	04	2	RMF-L	RD	R-2	0.16	SF residence	1	1
8	281	09	2	RMF-L	RD	R-2	0.16	SF residence	1	1
8	281	10	2	RMF-L	RD	R-2	0.16	SF residence	1	1
8	281	11	2	RMF-L	RD	R-2	0.16	SF residence	1	1
8	281	12	2	RMF-L	RD	R-2	0.16	SF residence	1	1
8	281	13	2	RMF-L	RD	R-2	0.16	SF residence	1	1
8	283	14	2	RMF-L	RD	R-2	0.22	SF residence	1	3
8	284	03	2	RMF-L	RD	R-2	0.16	SF residence	1	1
8	284	06	2	RMF-L	RD	R-2	0.16	SF residence	1	1
8	305	07	2	RMF-L		R-2	0.16	SF residence	1	1
8	305	10	2	RMF-L		R-2	0.21	SF residence	1	1
8	311	05	2	RMF-L		R-2	0.24	SF residence	1	2
8	311	07	2	RMF-L		R-2	0.24	residential	2	1
8	311	12	2	RMF-L		R-2	0.22	SF residence	1	2
8	312	01	2	RMF-L		R-2	0.16	SF residence	1	1
8	312	04	2	RMF-L		R-2	0.16	SF residence	1	1
8	312	06	2	RMF-L		R-2	0.16	SF residence	1	1
8	312	08	2	RMF-L	OP	R-2	0.16	SF residence	1	1
8	312	10	2	RMF-L	OP	R-2	0.24	SF residence	1	2
8	313	03	2	RMF-L	RD, OP	R-2	0.16	SF residence	1	1
8	313	04	2	RMF-L	RD, OP	R-2	0.16	SF residence	1	1
8	313	06	2	RMF-L	RD, OP	R-2	0.12	SF residence	1	1
8	313	09	2	RMF-L	RD, OP	R-2	0.16	SF residence	1	1
8	313	10	2	RMF-L	RD, OP	R-2	0.16	SF residence	1	1
8	314	02	2	RMF-L	RD, OP	R-2	0.19	SF residence	1	1

LAND USE INVENTORY: UNDERUTILIZED MULTIPLE FAMILY RESIDENTIAL LAND

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APN	Book	Page	Sub	Base	Overlay		Acres	Land Use	#DU	
									Exist	Pot
8	314	13	2	RMF-L	RD, OP	R-2	0.31	SF residence	1	2
8	314	14	2	RMF-L	RD, OP	R-2	0.21	SF residence	1	1
8	314	15	2	RMF-L	RD, OP	R-2	0.16	SF residence	1	1
8	314	17	2	RMF-L	RD, OP	R-2	0.16	SF residence	1	1
8	315	01	2	RMF-L	RD, OP	R-2	0.16	SF residence	1	1
8	315	02	2	RMF-L	RD, OP	R-2	0.16	SF residence	1	1
8	315	03	2	RMF-L	RD, OP	R-2	0.16	SF residence	1	1
8	315	05	2	RMF-L	RD, OP	R-2	0.16	SF residence	1	1
8	316	02	2	RMF-L	RD, OP	R-2	0.32	SF residence	1	3
8	316	03	2	RMF-L	OP	R-2	0.14	SF residence	1	1
8	317	01	2	RMF-L		R-2	0.16	SF residence	1	1
8	317	02	2	RMF-L		R-2	0.16	SF residence	1	1
8	317	04	2	RMF-L		R-2	0.16	SF residence	1	1
8	317	08	2	RMF-L		R-2	0.16	SF residence	1	1
8	317	11	2	RMF-L		R-2	0.16	SF residence	1	1
8	318	03	2	RMF-L		R-2	0.16	SF residence	1	1
8	318	04	2	RMF-L		R-2	0.16	SF residence	1	1
8	318	07	2	RMF-L	OP	R-2	0.24	SF residence	1	2
8	318	12	2	RMF-L	OP	R-2	0.16	SF residence	1	1
8	318	13	2	RMF-L	OP	R-2	0.16	SF residence	1	1
8	318	14	2	RMF-L	OP	R-2	0.16	SF residence	1	1
9	031	11	2	RMF-L		R-2	0.16	SF residence	1	1
9	031	13	2	RMF-L		R-2	0.16	SF residence	1	1
9	031	18	2	RMF-L		R-2	0.16	SF residence	1	1
9	031	20	2	RMF-L		R-2	0.16	SF residence	1	1
9	032	01	2	RMF-L		R-2	0.16	SF residence	1	1
9	032	22	2	RMF-L		R-2	0.16	SF residence	1	1
9	032	03	2	RMF-L		R-2	0.16	SF residence	1	1
9	032	05	2	RMF-L		R-2	0.16	SF residence	1	1
9	033	33	2	RMF-L		R-2	0.16	SF residence	1	1
9	033	04	2	RMF-L		R-2	0.16	SF residence	1	1
9	033	08	2	RMF-L	OP	R-2	0.24	SF residence	1	1
9	033	12	2	RMF-L	OP	R-2	0.24	SF residence	1	1
9	034	03	2	RMF-L		R-2	0.16	SF residence	1	1
9	034	04	2	RMF-L		R-2	0.16	SF residence	1	1
9	035	01	2	RMF-L	RD, OP	R-2	0.48	SF residence on 3 lots	1	5
9	035	03	2	RMF-L	RD, OP	R-2	0.16	SF residence	1	1
9	092	02	2	RMF-L		R-2	0.29	Residential	2	1
9	141	01	2	RMF-L		R-2	0.24	SF residence	1	1
9	141	02	2	RMF-L		R-2	0.24	SF residence	1	1
9	141	03	2	RMF-L		R-2	0.17	SF residence	1	1
9	141	04	2	RMF-L		R-2	0.31	SF residence	1	1
9	141	05	2	RMF-L	OP	R-2	0.24	SF residence	1	1
9	142	04	2	RMF-L		R-2	0.16	SF residence	1	1
9	142	06	2	RMF-L		R-2	0.21	SF residence	1	1
9	142	07	2	RMF-L		R-2	0.24	SF residence	1	1
9	142	08	2	RMF-L		R-2	0.20	SF residence	1	1
9	142	10	2	RMF-L		R-2	0.16	SF residence	1	1
9	142	11	2	RMF-L		R-2	0.16	SF residence	1	1
9	143	01	2	RMF-L	OP	R-2	0.26	SF residence	1	1
9	143	03	2	RMF-L	OP	R-2	0.32	SF residence	1	3
9	143	04	2	RMF-L	OP	R-2	0.16	SF residence	1	1
9	143	05	2	RMF-L	OP	R-2	0.16	SF residence	1	1
9	143	13	2	RMF-L	OP	R-2	0.32	SF residence	1	1
9	144	01	2	RMF-L		R-2	0.16	SF residence	1	1
9	144	02	2	RMF-L		R-2	0.16	SF residence	1	1
9	144	06	2	RMF-L		R-2	0.26	SF residence	1	1
9	144	09	2	RMF-L		R-2	0.16	SF residence	1	1
9	144	13	2	RMF-L		R-2	0.16	SF residence	1	1

LAND USE INVENTORY: UNDERUTILIZED MULTIPLE FAMILY RESIDENTIAL LAND

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APN		Sub	Base	Overlay			#DU										
							Book	Page	Lot	Area	LUCAT	LUCAT	Zoning	Acres	Land Use	Exist	Pot
9	191	01	2	RMF-L		R-2			0.16	SF residence						1	1
9	191	04	2	RMF-L		R-2			0.16	SF residence						1	1
9	191	07	2	RMF-L		R-2			0.16	SF residence						1	1
9	191	08	2	RMF-L		R-2			0.16	SF residence						1	1
9	192	02	2	RMF-L		R-2			0.14	SF residence						1	1
9	192	03	2	RMF-L		R-2			0.16	SF residence						1	1
9	192	04	2	RMF-L		R-2			0.16	SF residence						1	1
9	192	08	2	RMF-L		R-2			0.16	SF residence						1	1
9	192	09	2	RMF-L		R-2			0.16	SF residence						1	1
9	192	13	2	RMF-L		R-2			0.16	SF residence						1	1
9	192	14	2	RMF-L		R-2			0.16	SF residence						1	1
9	192	16	2	RMF-L		R-2			0.16	SF residence						1	1
9	193	01	2	RMF-L		R-2			0.16	SF residence						1	1
9	193	02	2	RMF-L		R-2			0.16	SF residence						1	1
9	193	03	2	RMF-L		R-2			0.11	SF residence						1	1
9	193	04	2	RMF-L		R-2			0.05	SF residence						1	1
9	193	09	2	RMF-L		R-2			0.16	SF residence						1	1
9	193	10	2	RMF-L		R-2			0.16	SF residence						1	1
9	193	11	2	RMF-L		R-2			0.16	SF residence						1	1
9	193	14	2	RMF-L		R-2			0.16	SF residence						1	1
9	193	16	2	RMF-L		R-2			0.16	SF residence						1	1
9	193	17	2	RMF-L		R-2			0.16	SF residence						1	1
9	194	01	2	RMF-L		R-2			0.16	SF residence						1	1
9	194	02	2	RMF-L		R-2			0.16	SF residence						1	1
9	194	03	2	RMF-L		R-2			0.16	SF residence						1	1
9	194	07	2	RMF-L		R-2			0.16	SF residence						1	1
9	194	12	2	RMF-L		R-2			0.14	SF residence						1	1
9	194	14	2	RMF-L		R-2			0.18	SF residence						1	1
9	195	04	2	RMF-L	RD	R-2			0.13	SF residence						1	1
9	195	09	2	RMF-L	RD	R-2			0.22	SF residence						1	1
9	195	15	2	RMF-L	RD	R-2			0.29	SF residence						1	1
9	196	02	2	RMF-L	RD	R-2			0.16	SF residence						1	1
9	196	10	2	RMF-L	RD	R-2			0.15	SF residence						1	1
9	251	01	2	RMF-L		R-2			0.28	SF residence on 2 lots						1	3
9	251	02	2	RMF-L		R-2			0.14	SF residence						1	1
9	251	04	2	RMF-L		R-2			0.14	SF residence						1	1
9	251	07	2	RMF-L		R-2			0.16	SF residence						1	1
9	251	09	2	RMF-L		R-2			0.16	SF residence						1	1
9	251	11	2	RMF-L		R-2			0.16	SF residence						1	1
9	251	15	2	RMF-L		R-2			0.16	SF residence						1	1
9	251	16	2	RMF-L		R-2			0.16	SF residence						1	1
9	251	22	2	RMF-L		R-2			0.14	SF residence						1	1
9	252	02	2	RMF-L		R-2			0.16	SF residence						1	1
9	252	03	2	RMF-L		R-2			0.16	SF residence						1	1
9	252	06	2	RMF-L		R-2			0.16	SF residence						1	1
9	252	07	2	RMF-L		R-2			0.16	SF residence						1	1
9	252	08	2	RMF-L		R-2			0.16	SF residence						1	1
9	254	04	2	RMF-L		R-2			0.16	SF residence						1	1
9	254	09	2	RMF-L		R-2			0.16	SF residence						1	1
9	254	11	2	RMF-L		R-2			0.16	SF residence						1	1
9	254	15	2	RMF-L		R-2			0.14	SF residence						1	1
9	254	16	2	RMF-L		R-2			0.18	SF residence						1	1
9	255	07	2	RMF-L		R-2			0.27	SF residence						1	1
9	255	08	2	RMF-L		R-2			0.30	SF residence						1	1
9	255	10	2	RMF-L		R-2			0.32	SF residence on 2 lots						1	3
9	255	11	2	RMF-L		R-2			0.24	SF residence						1	1
9	256	09	2	RMF-L		R-2			0.17	SF residence						1	1
9	257	03	2	RMF-L	RD	R-2			0.16	SF residence						1	1
9	258	02	2	RMF-L	RD	R-2			0.16	SF residence						1	1

LAND USE INVENTORY: UNDERUTILIZED MULTIPLE FAMILY RESIDENTIAL LAND
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APN		Sub	Base	Overlay			Acres	Land Use		#DU			
								Book	Page	Lot	Area	LUCAT	Zoning
9	258	03	2	RMF-L	RD	R-2	0.16	SF residence			1	1	
9	258	10	2	RMF-L	RD	R-2	0.14	SF residence			1	1	
9	281	03	2	RMF-L		R-2	0.32	SF residence on 2 lots			1	3	
9	281	07	2	RMF-L		R-2	0.32	SF residence on 2 lots			1	3	
9	282	03	2	RMF-L		R-2	0.28	SF residence on 2 lots			1	3	
9	282	13	2	RMF-L		R-2	0.21	SF residence			1	1	
9	282	14	2	RMF-L		R-2	0.24	SF residence on 2 lots			1	1	
9	282	15	2	RMF-L		R-2	0.19	SF residence			1	1	
9	282	16	2	RMF-L		R-2	0.17	SF residence			1	1	
9	282	17	2	RMF-L		R-2	0.34	SF residence on 2 lots			1	3	
9	282	19	2	RMF-L		R-2	0.21	SF residence			1	1	
9	282	21	2	RMF-L		R-2	0.21	SF residence			1	1	
9	283	01	2	RMF-L		R-2	0.16	SF residence			1	1	
9	283	04	2	RMF-L		R-2	0.16	SF residence			1	1	
9	283	05	2	RMF-L		R-2	0.16	SF residence			1	1	
9	283	06	2	RMF-L		R-2	0.16	SF residence			1	1	
9	283	08	2	RMF-L		R-2	0.16	SF residence			1	1	
9	283	09	2	RMF-L		R-2	0.16	SF residence			1	1	
9	284	06	2	RMF-L		R-2	0.16	SF residence			1	1	
9	284	08	2	RMF-L		R-2	0.32	SF residence on 2 lots			1	3	
9	284	10	2	RMF-L		R-2	0.30	SF residence			1	1	
9	285	03	2	RMF-L	RD	R-2	0.16	SF residence			1	1	
9	285	10	2	RMF-L	RD	R-2	0.16	SF residence			1	1	
9	286	01	2	RMF-L	RD	R-2	0.16	SF residence			1	1	
9	286	02	2	RMF-L	RD	R-2	0.16	SF residence			1	1	
9	286	03	2	RMF-L	RD	R-2	0.16	SF residence			1	1	
9	286	04	2	RMF-L	RD	R-2	0.16	SF residence			1	1	
9	286	05	2	RMF-L	RD	R-2	0.16	SF residence			1	1	
							54.73						348
RMF-L CATEGORY: EAST SIDE													
9	342	01	6	RMF-L		R-2	0.25	SF residence			1	1	
9	451	10	5	RMF-L		R-1,B-3	1.00	SF residence			1	7	
9	451	11	5	RMF-L		R-1,B-3	1.00	SF residence			1	7	
9	451	12	5	RMF-L		R-1,B-3	1.00	SF residence			1	7	
9	451	16	5	RMF-L		R-1,B-3	0.61	SF residence			1	3	
9	451	19	5	RMF-L		R-1,B-3	1.00	SF residence			1	7	
9	451	20	5	RMF-L		R-1,B-3	0.27	SF residence			1	1	
9	451	28	5	RMF-L		R-1,B-3	1.00	SF residence			1	7	
9	521	01	6	RMF-L		R-2	0.30	SF residence			1	1	
9	521	02	6	RMF-L		R-2	0.20	SF residence			1	1	
9	521	03	6	RMF-L		R-2	0.20	SF residence			1	1	
9	522	01	6	RMF-L		R-2	0.20	SF residence			1	1	
9	522	02	6	RMF-L		R-2	0.20	SF residence			1	1	
9	522	05	6	RMF-L		R-2	0.40	SF residence			1	2	
9	522	14	6	RMF-L		R-2	0.20	SF residence			1	1	
9	523	02	6	RMF-L		R-2	0.30	SF residence			1	1	
9	523	03	6	RMF-L		R-2	0.20	SF residence			1	1	
9	523	04	6	RMF-L		R-2	0.30	SF residence			1	1	
9	531	05	6	RMF-L		R-2	0.40	SF residence on 2 lots			1	2	
9	531	11	6	RMF-L		R-2	0.20	SF residence			1	1	
9	531	13	6	RMF-L		R-2	0.20	SF residence			1	1	
9	531	15	6	RMF-L		R-2	0.20	SF residence			1	1	
9	531	16	6	RMF-L		R-2	0.30	SF residence on 2 lots			1	1	
9	531	17	6	RMF-L		R-2	0.20	SF residence			1	1	
9	531	19	6	RMF-L		R-2	0.20	SF residence			1	1	
9	531	25	6	RMF-L		R-2	0.20	SF residence			1	1	
9	531	26	6	RMF-L		R-2	0.20	SF residence			1	1	

LAND USE INVENTORY: UNDERUTILIZED MULTIPLE FAMILY RESIDENTIAL LAND
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APN		Sub	Base	Overlay		Zoning	Acres	Land Use	#DU	
									Exist	Pot
9	531	27	6	RMF-L		R-2	0.70	SF residence (3 lots)	1	5
9	532	02	6	RMF-L		R-2	0.20	SF residence	1	1
9	532	05	6	RMF-L		R-2	0.20	SF residence	1	1
9	532	06	6	RMF-L		R-2	0.20	SF residence	1	1
9	532	07	6	RMF-L		R-2	0.20	SF residence	1	1
9	541	01	6	RMF-L		R-2	0.40	SF residence	1	2
9	541	03	6	RMF-L		R-2	0.50	SF residence	1	3
9	541	05	6	RMF-L		R-2	0.20	SF residence	1	1
9	541	07	6	RMF-L		R-2	2.70	SF residence	1	20
9	541	09	6	RMF-L		R-2	0.50	SF residence	1	3
9	641	02	5	RMF-L		R-1	1.00	SF residence	1	7
9	641	03	5	RMF-L		R-1	1.35	2 SF residences	2	8
							18.63			113

RMF-M CATEGORY: WEST SIDE

8	011	01	1	RMF-M	RD	R-3	0.36	SF residence	1	3
8	011	52	1	RMF-M	RD	R-3	0.18	SF residence	1	2
8	011	55	1	RMF-M	RD	R-3	0.18	SF residence	1	2
8	011	69	1	RMF-M	RD	R-3	0.31	SF residence	1	2
8	031	11	1	RMF-M	RD	R-4,PD	0.19	SF residence	1	2
8	035	17	1	RMF-M	RD	R-3	0.32	SF residence	1	3
8	035	30	1	RMF-M	RD	R-3	0.16	apartments	2	1
8	061	27	1	RMF-M	RD	R-4,PD	0.19	residential	2	1
8	071	04	1	RMF-M	RD	R-4,PD	0.19	SF residence	1	1
8	071	05	1	RMF-M	RD	R-4,PD	0.19	SF residence	1	1
8	071	06	1	RMF-M	RD	R-4,PD	0.19	SF residence	1	1
8	071	07	1	RMF-M	RD	R-4,PD	0.19	SF residence	1	1
8	071	09	1	RMF-M	RD	R-4,PD	0.39	SF residence	1	4
8	071	15	1	RMF-M	RD	R-4,PD	1.17	apartments	12	2
8	081	10	1	RMF-M	RD	R-4,PD	0.24	residential	2	1
8	081	15	1	RMF-M	RD	R-4,PD	0.39	SF residence	1	3
8	081	16	1	RMF-M	RD	R-4,PD	0.20	SF residence	1	2
8	081	17	1	RMF-M	RD	R-4,PD	0.20	SF residence	1	2
8	081	25	1	RMF-M	RD	R-4,PD	0.19	SF residence	1	2
8	165	05	2	RMF-M	RD	R-3	0.19	residential	2	1
8	165	08	2	RMF-M	RD	R-3	0.16	SF residence	1	2
8	172	07	2	RMF-M	RD	R-3	0.16	SF residence	1	2
8	172	08	2	RMF-M	RD	R-3	0.11	SF residence	1	1
8	172	11	2	RMF-M	RD	R-3	0.11	SF residence	1	1
8	172	12	2	RMF-M	RD	R-3	0.12	SF residence	1	1
8	172	14	2	RMF-M	RD	R-3	0.32	residential (2 lots)	3	3
8	172	15	2	RMF-M	RD	R-3	0.16	SF residence	1	2
8	172	18	2	RMF-M	RD	R-3	0.24	triplex apartments	3	1
8	172	20	2	RMF-M	RD	R-3	0.24	SF residence	1	3
8	181	05	2	RMF-M	RD	R-3	0.32	SF residence	1	5
8	225	05	2	RMF-M	RD	R-3	0.16	SF residence	1	2
8	225	13	2	RMF-M	RD	R-3	0.16	SF residence	1	2
8	227	07	2	RMF-M	RD	R-3	0.16	residential	2	1
8	227	08	2	RMF-M	RD	R-3	0.16	SF residence	1	2
8	227	12	2	RMF-M	RD	R-3	0.32	SF residence on 2 lots	1	5
8	228	03	2	RMF-M	RD	R-3	0.16	SF residence	1	2
8	228	06	2	RMF-M	RD	R-3	0.16	SF residence	1	2
8	228	12	2	RMF-M	RD	R-3	0.18	SF residence	1	2
8	228	17	2	RMF-M	RD	R-3	0.25	SF residence	1	3
8	228	19	2	RMF-M	RD	R-3	0.16	SF residence	1	2
8	228	20	2	RMF-M	RD	R-3	0.16	SF residence	1	2
8	235	07	2	RMF-M	RD	R-3	0.16	residential	2	1

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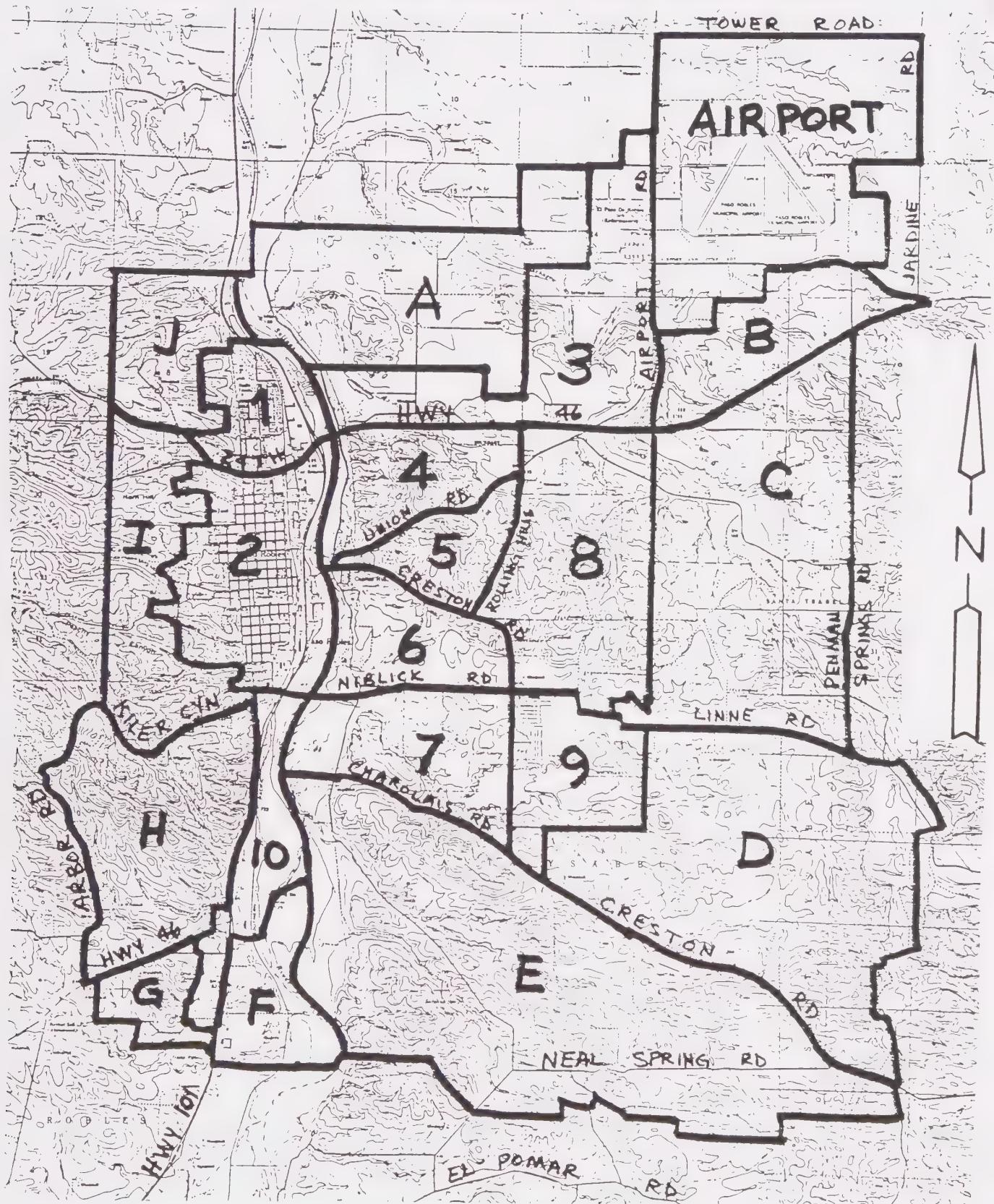
APN	Book	Page	Sub	Base	Overlay		Acres	Land Use	#DU	
									Exist	Pot
Lot	Area	LUCAT	LUCAT	Zoning						
8 235 08	2	RMF-M	RD	R-3	0.16	SF residence			1	2
8 235 10	2	RMF-M	RD	R-3	0.16	residential			2	1
8 235 11	2	RMF-M	RD	R-3	0.16	residential			2	1
8 235 14	2	RMF-M	RD	R-3	0.32	residential			4	2
8 236 06	2	RMF-M	RD	R-3	0.32	residential (2 lots)			3	3
8 236 07	2	RMF-M	RD	R-3	0.16	SF residence			1	2
8 236 09	2	RMF-M	RD	R-3	0.16	residential			2	1
8 237 01	2	RMF-M	RD	R-3	0.18	SF residence			1	2
8 237 02	2	RMF-M	RD	R-3	0.14	SF residence			1	2
8 237 03	2	RMF-M	RD	R-3	0.16	SF residence			1	2
8 237 04	2	RMF-M	RD	R-3	0.16	SF residence			1	2
8 237 05	2	RMF-M	RD	R-3	0.16	SF residence			1	2
8 237 08	2	RMF-M	RD	R-3	0.16	SF residence			1	2
8 237 09	2	RMF-M	RD	R-3	0.16	SF residence			1	2
8 237 11	2	RMF-M	RD	R-3	0.16	SF residence			1	2
8 237 12	2	RMF-M	RD	R-3	0.16	SF residence			1	2
8 237 16	2	RMF-M	RD	R-3	0.16	residential			2	1
8 237 17	2	RMF-M	RD	R-3	0.16	residential			2	1
8 238 01	2	RMF-M	RD	R-3	0.16	SF residence			1	2
8 238 03	2	RMF-M	RD	R-3	0.16	residential			2	1
8 238 06	2	RMF-M	RD	R-3	0.16	SF residence			1	2
8 238 07	2	RMF-M	RD	R-3	0.16	residential			2	1
8 238 10	2	RMF-M	RD	R-3	0.16	SF residence			1	2
8 238 12	2	RMF-M	RD	R-3	0.16	SF residence			1	2
8 241 03	2	RMF-M	RD	R-3	0.21	SF residence			1	2
8 241 04	2	RMF-M	RD	R-3	0.31	SF residence			1	3
8 241 05	2	RMF-M	RD	R-3	0.10	SF residence			1	1
8 241 06	2	RMF-M	RD	R-3	0.10	SF residence			1	1
8 244 01	2	RMF-M	RD	R-3	0.21	SF residence			1	2
8 244 04	2	RMF-M	RD	R-3	0.11	SF residence			1	1
8 244 05	2	RMF-M	RD	R-3	0.11	SF residence			1	1
8 285 07	2	RMF-M	RD	R-3	0.16	residential			2	1
8 285 08	2	RMF-M	RD	R-3	0.16	residential			2	1
8 285 09	2	RMF-M	RD	R-3	0.16	SF residence			1	2
8 285 10	2	RMF-M	RD	R-3	0.11	SF residence			1	1
8 285 11	2	RMF-M	RD	R-3	0.10	SF residence			1	1
8 285 12	2	RMF-M	RD	R-3	0.10	SF residence			1	1
8 285 14	2	RMF-M	RD	R-3	0.12	SF residence			1	1
8 286 08	2	RMF-M	RD, OP	R-3	0.16	SF residence			1	2
8 286 09	2	RMF-M	RD, OP	R-3	0.16	SF residence			1	2
8 287 01	2	RMF-M	RD	R-3	0.18	residential			2	1
8 287 02	2	RMF-M	RD	R-3	0.14	SF residence			1	2
8 287 04	2	RMF-M	RD	R-3	0.16	SF residence			1	2
8 287 05	2	RMF-M	RD	R-3	0.12	SF residence			1	1
8 287 13	2	RMF-M	RD	R-3	0.22	SF residence			1	3
8 287 15	2	RMF-M	RD	R-3	0.16	SF residence			1	2
8 287 18	2	RMF-M	RD	R-3	0.16	SF residence			1	2
8 288 05	2	RMF-M	RD, OP	R-3	0.16	SF residence			1	2
8 288 06	2	RMF-M	RD, OP	R-3	0.16	residential			2	1
8 288 12	2	RMF-M	RD, OP	R-3	0.16	residential			2	1
8 288 14	2	RMF-M	RD, OP	R-3	0.16	SF residence			1	2
8 288 15	2	RMF-M	RD, OP	R-3	0.16	SF residence			1	2
8 291 01	2	RMF-M	RD	R-3	0.20	residential			2	1
8 291 02	2	RMF-M	RD	R-3	0.10	SF residence			1	1
8 291 03	2	RMF-M	RD	R-3	0.10	SF residence			1	1
8 291 04	2	RMF-M	RD	R-3	0.11	SF residence			1	1
8 291 06	2	RMF-M	RD	R-3	0.20	SF residence			1	2
8 292 02	2	RMF-M	RD	R-3	0.13	SF residence			1	2
8 292 08	2	RMF-M	RD, OP	R-3	0.15	SF residence			1	2

LAND USE INVENTORY: UNDERUTILIZED MULTIPLE FAMILY RESIDENTIAL LAND

6/28/94

APN		Sub	Base	Overlay				Land Use	#DU
Book	Page	Lot	Area	LUCAT	LUCAT	Zoning	Acres		Exist Pot
8	292	13	2	RMF-M	RD	R-3	0.22	SF residence	1 3
8	292	14	2	RMF-M	RD, OP	R-3	0.17	SF residence	1 2
8	321	14	2	RMF-M	RD, OP	R-3	0.15	SF residence	1 2
8	323	01	2	RMF-M	RD, OP	R-3	0.16	residential	2 1
8	323	09	2	RMF-M	RD, OP	R-3	0.12	SF residence	1 1
8	323	11	2	RMF-M	RD, OP	R-3	0.16	residential	2 1
8	323	12	2	RMF-M	RD, OP	R-3	0.16	SF residence	1 2
8	323	13	2	RMF-M	RD, OP	R-3	0.32	residential	5 1
8	323	15	2	RMF-M	RD, OP	R-3	0.16	SF residence	1 2
8	324	06	2	RMF-M	RD, OP	R-3	0.16	residential	2 1
8	324	07	2	RMF-M	RD, OP	R-3	0.16	SF residence	1 2
8	324	08	2	RMF-M	RD, OP	R-3	0.16	residential	2 1
8	325	02	2	RMF-M	RD, OP	R-3	0.20	SF residence	1 2
8	325	03	2	RMF-M	RD, OP	R-3	0.21	SF residence	1 2
8	325	04	2	RMF-M	RD, OP	R-3	0.21	residential	2 1
8	325	09	2	RMF-M	RD, OP	R-3	0.11	SF residence	1 1
8	325	10	2	RMF-M	RD, OP	R-3	0.18	SF residence	1 2
8	326	02	2	RMF-M	RD, OP	R-3	0.14	SF residence	1 1
8	327	06	2	RMF-M	OP	R-3	0.21	SF residence	1 2
9	081	01	2	RMF-M		R-2	0.26	SF residence	1 3
9	081	02	2	RMF-M		R-2	0.17	SF residence	1 2
9	081	03	2	RMF-M		R-2	0.17	SF residence	1 2
9	081	09	2	RMF-M		R-3	0.17	Residential	2 1
9	081	14	2	RMF-M		R-3	0.18	SF residence	1 2
9	081	21	2	RMF-M		R-3	0.17	SF residence	1 2
9	081	25	2	RMF-M		R-3	0.17	SF residence	1 2
9	081	29	2	RMF-M		R-3	0.14	SF residence	1 1
9	081	36	2	RMF-M		R-3	0.17	SF residence	1 2
9	081	41	2	RMF-M		R-3	0.17	SF residence	1 2
9	081	45p	2	RMF-M		R-3	0.66	SF residence	1 7
9	082	11	2	RMF-M		R-3	0.17	Residential	2 1
9	082	15	2	RMF-M		R-3	0.34	SF residence (2 lots)	1 5
9	082	21	2	RMF-M		R-3	0.21	SF residence	1 3
9	082	22	2	RMF-M		R-3	0.17	duplex apartments	2 1
9	082	23	2	RMF-M		R-3	0.17	SF residence	1 2
9	091	03	2	RMF-M		R-3	0.16	Residential	2 1
9	091	04	2	RMF-M		R-3	0.16	Residential	2 1
9	092	01	2	RMF-M		R-3	0.48	Residential	5 1
9	621	01	2	RMF-M		R-3,PD	0.17	SF residence	1 2
							27.04		253

FIGURE LU-2: CITY AND PLANNING IMPACT AREA SUBAREAS



APPENDIX D

PASO ROBLES' SUBSIDIZED HOUSING: INVENTORY AND PRESERVATION ANALYSIS

I INVENTORY

1. Oak Park Apartments, 3201 Pine Street

Type of Tenants: Lower and very low income
Number of Units: 148 *
Bedrooms/Unit: 18 one-BR, 88 two-BR, 40 three-BR, 2 four-BR
GP Category: Residential Multiple Family-Medium (RMF-M)
Zoning: R-3
Site net acreage: 19.3
Completion Date: 1941

* Originally, there were 150 units. However, 4 one bedroom units were combined to make the 2 four bedroom units, resulting in a net loss of 2 units.

Assistance Type #1: Housing Act of 1950 (Public Housing)
Contract Approved: 5-01-53
Contract Expires: 5-01-08

This project was built in 1941, by the Public Housing Administration (PHA), as wartime housing for Camp Roberts Army personnel. In 1953, pursuant to the National Housing Act of 1950, it was conveyed to the Paso Robles Housing Authority to be used for low income housing under the condition that it operate under PHA (later HUD) regulations for low income housing for 40 years. This contract expires in 1993; the director of the Housing Authority reported that HUD has not indicated whether it will renew this contract.

Assistance Type #2: HUD Public Housing Operating Subsidy
Funding Approved: 7-01-92
Restriction Expires: 7-01-02

The Housing Authority has regularly applied for HUD Public Housing Operating Subsidy funds on an annual basis. As a condition of receipt of these funds, HUD requires that the project continue to operate under HUD regulations for low income housing for 10 years. The Director of the Housing Authority reported that the Housing Authority presently (1993) plans to continue applying for these funds.

Owner: Paso Robles Housing Authority
P.O. Box 817
Paso Robles, CA 93447

2. Hacienda Del Norte Apartments, 529 - 10th Street

Type of Tenants: Elderly
Number of Units: 44
Bedrooms/Unit: 20 studio; 24 one-bedroom
GP Category: Residential Multiple Family-Medium (RMF-M)
Zoning: R-4
Site net acreage: 1.0
Completion Date: 12-28-76 (electrical tags)

Assistance Type #1: HUD § 221(d)(3) Market Rate
Contract Approved: 10-21-77
Contract Expires: 10-21-17
Prepayment Eligibility: 10-21-97

This assistance type consists of an FHA-insured mortgages to a private limited-dividend developer for the construction of rental housing for low and moderate income households.

Private owners may prepay the mortgage only after a 20 year term subject to the provisions of the National Low Income Housing Preservation and Resident Homeownership Act (LIHPRHA: Title 6 of the National Housing Act). LIHPRHA requires that, in order for a loan to be prepaid, a finding must be made that there does not exist a need for low income housing in the community. If this finding cannot be made, prepayment may be made subject to granting right of first refusal to purchase the project to public agencies for 12 months and to private nonprofit corporations for 15 months (periods overlap).

Assistance Type #2: HUD § 8 Loan Management Set-Aside/
Rent Supplement Conversion
Contract Approved: 8-31-90
Contract Expires: 8-31-95 (only if application made for withdrawal, otherwise it is automatically extended to 8-31-00)

This Section 8 program reserves Housing Assistance Payments (HAP's) for additional assistance to HUD-insured mortgages to enable existing projects to raise their rents high enough to meet operating expenses. The term of the HAP contract is for 5 years with a renewal option up to a maximum of 15 years.

Owner: Hacienda Del Norte Associates
c/o D. Bolin
P.O. Box 1
Everett, WA 98206

3. Creston Gardens Apartments, 1255 Creston Road

Type of Tenants: Lower and very low income
Number of Units: 60
Bedrooms/Unit: 51 two-BR, 9 three-BR
GP Category: Residential Multiple Family-Medium (RMF-M)
Zoning: R-4
Site net acreage: 4.6
Completion Date: 1-09-79 (electrical tags)

Assistance Type: FmHA §515
Contract Approved: 8-1-90 (rehabilitation loan) *
Contract Expires: 8-1-40 (50 years)
Prepayment Eligibility: 8-1-10 (20 years) only if a finding
can be made that there is no need for
low income housing in the City.

* NOTE: Original construction loan was approved on 3-23-79; it
expires on 3-23-19 and would be eligible for prepay-
ment on 3-23-99. However, the rehabilitation loan
protects the project from conversion until 2010.

This program provides direct mortgage loans with interest rates
as low as 1% to qualified individuals, profit and nonprofit cor-
porations, partnerships, limited partnerships and state and
local public agencies to purchase or construct rental projects
for low- and moderate-income persons, the elderly and the
disabled.

Owner: OGO Apartments of Paso Robles
730 Park Street
Paso Robles, CA 93446

4. Riverview Apartments, 149 Olive Street

Type of Tenants: Lower and very low income
Number of Units: 48
Bedrooms/Unit: 16 one-BR, 16 two-BR, 16 three-BR
GP Category: Residential Multiple Family-Medium (RMF-M)
Zoning: R-4
Site net acreage: 2.9
Completion Date: 11-05-82 (certificate of occupancy)

Assistance Type: FmHA §515
Contract Approved: 2-26-82
Contract Expires: 2-26-32 (50 years)
Prepayment Eligibility: 2-26-02 (20 years) only if a finding
can be made that there is no need for
low income housing in the City.

This program provides direct mortgage loans with interest rates as low as 1% to qualified individuals, profit and nonprofit corporations, partnerships, limited partnerships and state and local public agencies to purchase or construct rental projects for low- and moderate-income persons, the elderly and the disabled.

Owner: Paso Robles Investors, DBA Riverview Apartments
c/o FPI Management
25 Cadillac Drive
Sacramento, CA 95825

5. Paso Robles Gardens Apartments, 540 Simms Avenue

Type of Tenants: Lower and very low income
GP Category: Residential Multiple Family-Medium (RMF-M)
Zoning: R-3
Number of Units: 26
Site net acreage: 1.5
Bedrooms/Unit: 21 two-BR, 5 three-BR
Completion Date: 1-04-85 (certificate of occupancy)

Assistance Type: FmHA \$515
Contract Approved: 1-25-85
Contract Expires: 1-25-35 (50 years)
Prepayment Eligibility: 1-25-05 (20 years) only if a finding
can be made that there is no need for
low income housing in the City.

This program provides direct mortgage loans with interest rates as low as 1% to qualified individuals, profit and nonprofit corporations, partnerships, limited partnerships and state and local public agencies to purchase or construct rental projects for low- and moderate-income persons, the elderly and the disabled.

Owner: Paso Robles Gardens Associates
c/o Palmer Roswell
730 Park Street
Paso Robles, CA 93446

6. Los Robles Terrace Apartments, 2940 Spring Street

Type of Tenants: Elderly and disabled
Number of Units: 40
Bedrooms/Unit: All units have 1 bedroom.
GP Category: Residential Multiple Family-Medium (RMF-M)
Zoning: R-4, PD
Site net acreage: 1.1
Completion Date: 9-27-91 (certificate of occupancy)

Assistance Type: HUD § 202 (elderly housing) *
Contract Approved: 1991
Contract Expires: 2031 (40 years)
Prepayment Eligibility: Not eligible.

* NOTE: Matching funds for the §202 loan were provided by a CDBG Grant in 1989 (\$499,000) and Redevelopment Housing Set-Aside ("20%") Funds (\$119,730).

Owner: Los Robles Terrace, Inc.
1411 Marsh Street, Suite 103
San Luis Obispo, CA 93401

7. Apartments, 839 - 17th Street

Type of Tenants: Lower and very low income
Number of Units: 6
Bedrooms/Unit: All units have two bedrooms
GP Category: Residential Multiple Family-Medium (RMF-M)
Zoning: R-3
Site net acreage: 0.16
Completion Date: 5-22-91 (Notice of Completion)

Assistance Type: CDBG Rehabilitation Loan *
Contract Approved: 1989
Contract Expires: 5-22-96 (5 years from completion)

* NOTE: The principal for this loan was \$8,000. This loan was made subject to an agreement between the City and the owner that for 5 years, rents for the same tenants living in the complex at the time that the loan was approved be frozen and that rents for any new tenants during the 5 year period be limited to no more than 30 percent of their gross monthly income.

Owner: Eugene C. & Phyllis S. Chiado
710 Peterson Ranch Road
Templeton, CA 93465

II PRESERVATION ANALYSIS

Tables D-1 through D-5 on the following pages provide an analysis of the costs of preserving subsidized housing for use by lower and very low income households.

Table D-1 estimates the cost of replacing those subsidized housing development that are at risk of being converted to market rate rentals within the next ten years (1992-2002). Cost factors for land, off-site improvements and construction were derived from actual costs for the Los Robles Terrace HUD Section 202 project built in 1991. It should be noted that, as a federally-funded project, compliance with the Davis-Bacon Act was required, resulting in the payment of prevailing wages. This would serve to substantially increase the cost of construction and off-site improvements over regular wage rates. For example, local contractors have indicated that the cost of construction for multiple family housing can be as low as \$45 per square foot. However, the cost of construction for Los Robles Terrace came to \$56 per square foot.

Table D-2 estimates the per unit and per project costs of acquiring subsidized housing. It assumes that the value of a project will be determined by market rate conditions such as rents and vacancy factors. It also assumes that some rehabilitation would be necessary.

Tables D-3 through D-5 compare the costs to the public of preserving the three subsidized projects at risk within the next 10 years with the costs of replacing them with new subsidized housing. From these tables, it can be seen that the costs to preserve these projects are significantly less than the costs to replace them. Additionally, for each project, two scenarios regarding the availability or non-availability of rent subsidies through Section 8 is presented. It is clear that both the costs of preservation and of replacement can be further lowered if Section 8 rental assistance is available.

TABLE D-1

ESTIMATED DEVELOPMENT COSTS FOR REPLACEMENT OF ASSISTED HOUSING

<u>Cost Item</u>	839-17th Street	Hacienda del Norte	Riverview Apartments
Land	\$ 110,180	798,805	881,440
Off-site Improvements	\$ 31,300	226,925	250,400
Construction	\$ 285,600	1,702,400	2,284,800
City Impact Fees	\$ 35,400	259,600	283,200
School Fees	\$ 13,515	781,020	108,120
Building Permit Fees	\$ 5,460	34,116	43,504
<u>Soft Costs</u>	\$ 5,000	7,000	7,000
Total	\$ 486,455	3,099,866	3,858,464

Assumptions:

1. Land: Cost would be \$275,450 per acre; assume that a 25% density bonus would be granted. Replacement of 839-17th Street would need 0.4 acres of RMF-M land; replacement of Hacienda del Norte would need 2.9 acres of RMF-M land; and replacement of Riverview Apartments would need 3.2 acres of RMF-M land. It should be noted that if RMF-H densities were allowed on parcels less than 3 acres for low and very low income housing, then replacement of Hacienda del Norte would need only 2.2 acres of RMF-M land and replacement of Riverview Apartments would need only 2.4 acres of RMF-M land saving \$247,590 and \$282,960, respectively.
2. Off-site Improvements: \$78,250 per acre.
3. Construction Cost: \$56 per square foot (assumes prevailing wage rate).
4. Fees:

City Impact Fees: \$5,900 per unit (outside of Specific Plan Areas);
 School Fees: \$2.65 per square foot.
5. Unit Floor Areas:

Studio unit: 500 square feet;
 One-bedroom unit: 700 square feet;
 Two-bedroom unit: 850 square feet;
 Three-bedroom unit: 1,000 square feet.
6. Soft costs: fees for title, escrow, legal etc. which vary with the size of the project.

TABLE D-2

ESTIMATED PRESERVATION COSTS FOR ASSISTED HOUSING

<u>Per Unit Annual Costs</u>	<u>Studio</u>	<u>One Bedroom</u>	<u>Two Bedroom</u>	<u>Three Bedroom</u>
<u>Acquisition:</u>				
Average Market Rent *	\$ 4,920	5,328	6,420	7,500
Vacancy Loss (8%)	\$ -394	-426	-514	-600
Net Income	\$ 4,526	4,902	5,906	6,900
Operating Expense	\$-2,500	-2,500	-2,500	-2,500
Net Operating Income	\$ 2,026	2,402	3,406	4,400
Value of Unit **	\$25,325	30,025	42,575	55,000
<u>Rehabilitation:</u>				
Estimated rehab need	\$ 5,000	5,000	5,000	5,000
Total (value + rehab)	\$30,325	35,025	47,575	60,000

* Market rents from Table 21; \$625 monthly rent assumed for 3-bedroom unit.

** 8% income : value ratio assumed.

Per Project Estimated Preservation Costs ***

829-17th Street.....	\$ 288,450
Hacienda del Norte.....	\$1,450,100
Riverview Apartments.....	\$2,284,600

*** Includes \$3,000 per project soft (closing) costs.

TABLE D-3

COMPARISON OF REPLACEMENT AND PRESERVATION COSTS
839 - 17TH STREET

Calculation of Supportable Mortgage

	Without Section 8	With Section 8
Total Rental Income	\$ 22,896	38,520
Vacancy Loss (3%)	\$ - 687	-1,156
Net Rental Income	\$ 22,209	37,364
Operating Expense	\$ -15,000	-15,000
Net Operating Income	\$ 7,209	22,364
Available for Debt Service	\$ 6,554	20,331
Mortgage (30 years @ 8%)	\$ 74,431	230,901

Calculation of Public Subsidy Required for Replacement

	Without Section 8	With Section 8
Total Replacement Cost	\$ 486,455	486,455
Supportable Mortgage	\$ - 74,431	-230,901
Public Subsidy Required	\$ 412,024	255,554

Calculation of Public Subsidy Required for Preservation

	Without Section 8	With Section 8
Total Preservation Cost	\$ 288,450	288,450
Supportable Mortgage	\$ - 74,431	-230,901
Public Subsidy Required	\$ 214,019	57,549

Assumptions:

- Total Rental Income is based on the following existing rents:
 - Without Section 8, the current \$318/month average rent per the Rental Limitation Agreement would need to be maintained;
 - With Section 8, rents at the current average rate of \$535/month (Table 21) could be charged.
- Vacancy rate of 3% assumes that subsidized units will be vacant a lesser rate than for market rate units, which has been ±8% rate since 1990.
- Operating costs of \$2,500 per unit are based on costs reported by the management of several assisted apartment projects.
- Ratio of Net Operating Income : Mortgage payment is 1.10:1.

TABLE D-4

COMPARISON OF REPLACEMENT AND PRESERVATION COSTS
HACIENDA DEL NORTE

Calculation of Supportable Mortgage

	Without Section 8	With Section 8
Total Rental Income	\$ 87,120	226,272
Vacancy Loss (3%)	\$ -2,614	-6,788
Net Rental Income	\$ 84,506	219,484
Operating Expense	\$ -110,000	-110,000
Net Operating Income	\$ - 25,494	109,484
Available for Debt Service	\$ 0	99,531
Mortgage (30 years @ 8%)	\$ 0	1,130,367

Calculation of Public Subsidy Required for Replacement

	Without Section 8	With Section 8
Total Replacement Cost	\$3,099,866	3,099,866
Supportable Mortgage	-\$ 0	-1,130,367
Public Subsidy Required	\$3,099,866	1,969,499

Calculation of Public Subsidy Required for Preservation

	Without Section 8	With Section 8
Total Preservation Cost	\$1,450,100	1,450,100
Supportable Mortgage	-\$ 0	-1,130,367
Public Subsidy Required	\$1,450,100	319,733

Assumptions:

- Total Rental Income is based on the following existing rents:
 - Without Section 8, the current \$165/month average rent reported by the manager (on 5/13/93) would need to be maintained;
 - With Section 8, rents at the current average rate of \$410/month for studio units and \$444/month for one bedroom units (Table 21) could be charged.
- Vacancy rate of 3% assumes that subsidized units will be vacant a lesser rate than for market rate units, which has been ±8% rate since 1990.
- Operating costs of \$2,500 per unit are based on costs reported by the management of several assisted apartment projects.
- Ratio of Net Operating Income : Mortgage payment is 1.10:1.

TABLE D-5

COMPARISON OF REPLACEMENT AND PRESERVATION COSTS
RIVERVIEW APARTMENTS

Calculation of Supportable Mortgage

	Without Section 8	With Section 8
Total Rental Income	\$ 180,288	307,968
Vacancy Loss (3%)	\$ -5,409	-9,239
Net Rental Income	\$ 174,879	298,729
Operating Expense	\$ -120,000	-120,000
Net Operating Income	\$ 54,879	178,729
Available for Debt Service	\$ 49,890	162,481
Mortgage (30 years @ 8%)	\$ 566,602	1,845,288

Calculation of Public Subsidy Required for Replacement

	Without Section 8	With Section 8
Total Replacement Cost	\$3,858,464	3,858,464
Supportable Mortgage	-\$ 566,602	-1,845,288
Public Subsidy Required	\$3,291,862	2,013,176

Calculation of Public Subsidy Required for Preservation

	Without Section 8	With Section 8
Total Preservation Cost	\$2,284,600	2,284,600
Supportable Mortgage	-\$ 566,602	-1,845,288
Public Subsidy Required	\$1,717,988	439,312

Assumptions:

- Total Rental Income is based on the following existing rents:
 - Without Section 8, the current monthly rates of \$266 for a 1-BR unit, \$313 for a 2-BR unit and \$360 for a 3-BR unit reported by the manager (on 5/13/93) would need to be maintained;
 - With Section 8, rents at the current average monthly rates of \$444 for a 1-BR, \$535 for a 2-BR (from Table 21) and \$625 for a 3-BR (estimate) could be charged.
- Vacancy rate of 3% assumes that subsidized units will be vacant a lesser rate than for market rate units, which has been +8% rate since 1990.
- Operating costs of \$2,500 per unit are based on costs reported by the management of several assisted apartment projects.
- Ratio of Net Operating Income : Mortgage payment is 1.10:1.



May 12, 1993

Mr. Robert A. Lata, Community Development Director
City of Paso Robles
801 4th Street
Paso Robles, CA 93446

RECEIVED
MAY 13 1993
COMMUNITY
DEVELOPMENT

RE: Preservation of Assisted Housing Developments in Paso Robles

Dear Robert:

This letter is in response to your correspondence dated April 30, 1993. Peoples' Self-Help Housing Corporation is indeed interested in and qualified to be identified by the Housing Element for the City of Paso Robles as a "private nonprofit corporation known to the City which has legal and managerial capacity to acquire and manage assisted housing developments at risk of prepayment".

Peoples' Self-Help Housing Corporation is a 501(c)(3) non-profit corporation incorporated in 1970. PSHHC's primary purpose, as stated in our Articles of Incorporation, is the development and management of decent, safe and affordable housing for low and moderate income households.

PSHHC has completed the development of over 700 homeownership units. PSHHC began developing rental housing in 1986. Since 1986 PSHHC has completed the development of 178 rental housing units. PSHHC has an additional 189 rental housing units in development. These developments involve new construction as well as acquisition and rehabilitation of existing units.

PSHHC is a HUD and FmHA certified property management agency, and as such manages all of our rental housing properties. These developments are financed with complex combinations of local, state, federal and private financing.

For your information, PSHHC acquired two FmHA 515 rental developments in Morro Bay in 1991 totalling 26 units. This was the first non-profit buyout of a 'prepayment project' in California, and one of the first in the nation. We are familiar and experienced in the prepayment process.

We would be pleased to be identified in your Housing Element as a potential resource to acquire 'at risk' developments in Paso Robles.

Sincerely,

Scott Smith
Director of Programs

HE-D-15

Peoples' Self-Help Housing Corp.

1411 Marsh Street, Suite 103
San Luis Obispo, California 93401
TEL: (805) 544-5717
FAX: (805) 544-1901



APPENDIX E

CITY OF PASO ROBLES' RESIDENTIAL DEVELOPMENT FEES

(JANUARY, 1994)

FEES DUE AT TIME OF FINAL (tract or parcel) MAP APPROVAL

• Park Development Fee	509/lot
• Annexation Public Safety (Applies only in areas annexed after 1979.)	146/acre
• Storm Drainage	694/acre
• Street Trees (Developer has option of planting trees in lieu of paying fee.)	140/inner lot 280/corner lot

FEES DUE AT TIME OF BUILDING PERMIT ISSUANCE

All of the following fees are per dwelling unit:

• <u>Sewer Connection:</u>	
Single Family Unit	2,017
Multiple Family Unit	1,856
Mobile Home	2,017
• <u>Water Connection:</u>	
Single Family Unit	817
Multiple Family Unit	648
Mobile Home	648
• <u>Signalization:</u>	
Single Family Unit (\$10.70 x 10 ADT)	107
Multiple Family Unit (\$10.70 x 6.6 ADT)	71
Mobile Home (\$10.70 x 10 ADT)	107
• Bridge Development	2,189
• <u>Water Meter Installation *:</u>	
Install lateral, meter box and meter	783
Install meter box and meter only	206
Install meter only	179
* Assume 3/4 inch service; fees increase for larger diameter services.	
• <u>Supplemental Fees Adopted in 1993:</u>	
- January 1 - December 31, 1994	1,500
- January 1 - December 31, 1995	3,000
- January 1 - December 31, 1996	4,500
- January 1, 1997 and thereafter	5,000
• School Fees (payable to Paso Robles Public Schools)	2.65/sq ft

Building Permit:

The City charges fees for building permit issuance, plan check and inspections per the Uniform Building Code. The City also collects the State's Strong Motion Instrumentation Fee (SMIF).

SPECIFIC PLAN FEES DUE AT TIME OF BUILDING PERMIT ISSUANCE

Union/46 Specific Plan:

4,936/unit

Union/46 Specific Plan Fees are in addition to regular fees due at time of building permit. These fees will pay for the following:

- Police equipment;
- Fire equipment;
- Traffic signal and intersection improvements at Creston and North River Roads;
- Union Road improvements;
- North River Road improvements;
- Traffic signal at Highway 46 and Golden Hill Road;
- Traffic signal at Union and Golden Hill Roads;
- Park site acquisition and development;
- Specific plan preparation and administration.

Borkey Area Specific Plan:

Subarea A	10,864/unit
Subarea B	8,834/unit
Subarea C	12,687/unit
Subarea D	9,302/unit
Subarea E	20,135/unit

Borkey Area Specific Plan Fees are in addition to regular fees due at time of building permit. These fees will pay for:

- Storm drainage system for the Borkey Area;
- Wastewater system improvements for the Borkey Area;
- Water system improvements for the Borkey Area;
- Traffic signal at Highway 46 and Buena Vista Road;
- Traffic signal at Highway 46 and Golden Hill Road;
- Traffic signal at Golden Hill Road and the east-west collector street;
- Grade separated interchange at Highway 46 and Golden Hill Road;
- North River Road upgrade;
- Downtown traffic improvements;
- Contingency fee;
- Specific plan preparation and administration.

PLANNING APPLICATION FEES

Annexation	2,226
General Plan Amendment	509
Rezone/Code Amendment	582
Environmental Determination	111 *
Tract Map	582 + 6/lot
Vesting Tract Map (less than 10 lots)	1,400
Vesting Tract Map (more than 10 lots)	140/lot
Parcel Map	146
Vesting Parcel Map	800
Lot Line Adjustment	87
Certificate of Compliance	73 + 6/lot
Time Extension (use permit or map)	73
Planned Development	436
Planned Development Amendment	218
Conditional Use Permit	290
Conditional Use Permit Amendment	144
Development Review Committee (Site Plan)	87
Development Review Committee (Sign)	20
Street Abandonment	176
Street Name Change	118
Waiver/Deferral	124
Variance	219
Home Occupation	35

* EIR or Expanded Initial Study is at applicant's cost.

APPENDIX F

RESPONSE TO COMMENTS FROM

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

Section 65585(b) of the State Government Code requires that the City submit a copy of the Draft Housing Element to the State Department of Housing and Community Development (HCD) for review and findings regarding consistency with State Housing Element Law (Government Code Sections 65580 - 65589.8). The City submitted a copy of the *Public Review Draft Housing Element*, dated September, 1993, to HCD on September 16, 1993.

On November 5, 1993, HCD provided a letter commenting on the *Public Review Draft Housing Element* and recommending several revisions. A copy of HCD's letter is included in this appendix.

This appendix explains how the Public Review Draft Housing Element was revised in response to HCD's letter. It should be noted that the page numbers and programs referred to in HCD's letter were those contained within the *Public Review Draft Housing Element* (September, 1993) and some page numbers and programs have been changed between the September, 1993 and August, 1994 drafts. Many programs changed numbers in order that the ongoing and higher priority programs are listed first, followed by lower priority programs. Each program that changed number has been annotated to indicate the former (September, 1993) program number.

Comment A.1 (Density)

Following a brief explanation of the responses to each of HCD's comments is a detailed discussion of the relationship of allowable densities in the Residential Multiple Family Land Use Categories as established in the Land Use Element of the City's General Plan. This discussion concludes that these allowable densities are adequate to meet the City's needs for affordable housing.

Information on the affordability of housing developments in the City is contained within Sections 1.1 through 1.3 of Chapter IV and is summarized in Chapter X.

The availability and capacity of sewer and water services has been clarified in Section 1.2 of Chapter V.

The Land Use Inventory in Appendix C has been revised to list all vacant single and multiple family lots/parcels and all underutilized multiple family lots/parcels. These listings contain net acreages for each lot/parcel. A summary of potential and expected number of dwelling units per land use category is also provided.

Comment A.2 (Constraints)

Chapter VI, Constraints, has been revised to address HCD's concerns regarding land use controls, building code requirements, fees and the City's permit processing system.

HCD's comments on site improvement costs (2.c.) referenced the discussions in Section 1.2 of Chapter V regarding the availability and capacity of services such as sewer and water and streets. With the exception of on-site improvements and those off-site improvements necessary to connect a residential development to the nearest mains or streets, the availability and capacity of services is addressed by City fees. The discussion of City fees (as a constraint) in Section 1.3 of Chapter VI was revised to report on the development impact fee increase adopted in 1993. The process by which fees were increased involved substantial participation by members of the County's Chapter of the Building Industry Association. This participation helped keep fee increases within the affordability range of first-time home buyers.

Comment A.3

City staff interviewed loan officers of three local lending institutions to get a better picture of the availability of financing. Sections 2.3 and 2.4 of Chapter VI were revised to include additional information.

Comment A.4

Section 4.5 of Chapter IV was revised to include county-wide and North County estimates of the homeless population from a 1990 report prepared by the County of San Luis Obispo. This section was also revised to report on Atascadero's recent but unsuccessful attempt to establish a homeless shelter.

Comment B.1

Those programs designed to produce newly-constructed, rehabilitated or conserved units have been revised to identify the numbers of units expected from each program.

The quantified objectives have been revised: to account for historic housing activity between January 1, 1991 and December 31, 1993; to project the expected numbers of units from market-driven construction and rehabilitation activity; and to summarize the numbers of units expected from the programs. This approach results in a shortfall from the Regional Need, which is explained in the text.

Comment B.2

The rehabilitation objective has been revised to reflect an anticipated lapse in subsidized rehabilitation due to higher priority for CDBG and Redevelopment Housing Set-Aside funds for first-time home buyer programs. The quantified objective has been split into the various income groups.

Comment B.3

A quantified objective which references Program 3.4 to conserve the 6 units at risk of conversion to market rate has been added.

As called for by Program 3.1, the City will endeavor to obtain more Section 8 funds for the City. However, the availability of these funds is very limited and an estimate of expected increases is not feasible.

Comment C.1

Since preparation of the September, 1993 *Public Review Draft Housing Element*, the City has established and filled the Housing Program Manager position, which dedicates a full-time staff person to accomplishment of the programs. Even with a full-time position, however, there is more work to be done than one person can accomplish in a year's time. The programs, therefore have been prioritized, as discussed in Section 1 of Chapter X. The priority for each program is indicated in its "schedule".

Section 1 of Chapter X includes a discussion of the fiscal resources expected to be available during the Housing Element's planning period.

Development activity that would implement Programs 1.8 and 1.9 has begun and has been so indicated in "Notes" following the description of these programs.

Comment C.2.a

See response to Comment A.1 regarding densities for multifamily housing.

While the City maintains a discretionary design review process for the development of 5 or more units per lot, this process does not subject such development to a conditional use permit and essentially, multifamily housing within the R-2, R-3 and R-4 Zones is "by right".

Land Use Element policies provide density ranges for each of the three Residential Multiple Family land use categories (which correspond with the R-2, R-3 and R-4 Zones) and provides specific instances in which maximum densities may be reduced. This is discussed in Section 2 of Chapter VIII and in Policy 4.1. It should be noted that, even without such policies, compliance with the California Environmental Quality Act could result in the same results. The referenced policies actually help developers be aware of the City's environmental and design concerns in advance of project initiation, which should, therefore, minimize processing delays.

Comment C.2.b

Program 1.19 (former Program 1.15) calls for the City to amend its Zoning code to provide for the establishment of emergency shelter and transitional housing in Fiscal Year 1995/96. Recent experience in establishing a homeless shelter in Atascadero was a failure, reportedly because clients did not want to abide by shelter guidelines. The City has yet to be approached by any group wishing to establish any type of emergency shelter or transitional housing. Apparently, the existing shelter in San Luis Obispo and motel voucher system are effectively helping those homeless who want to be helped.

Program 1.5 (former Program 1.14) has been revised to list several means of assisting agencies and organizations in the provision of emergency shelter for homeless persons. Presently, the City gives and "in kind donation" of office space in its City Hall Annex to Loaves and Fishes. At its meeting of August 2, 1994,, the City Council directed staff to investigate means to fund the North County Women's shelter, a new facility for battered spouses in Atascadero. The City Council has appointed one of its members to sit on the North County Homeless Coalition.

Comment C.3

As discussed in Section of Chapter IV, the County's Farmworker Housing Needs Study (1990), concludes that migrant farmworker housing is best located in the agricultural areas of the County. Since that study, newspaper articles have documented that private providers of migrant farmworker housing in unincorporated areas have met with substantial difficulty in obtaining permits from the County. Many migrants, therefore, come to the City, camping out in the Salinas River or overcrowding houses and apartments. Much of the City's problem is caused by inaction by the County.

The City, via Program 1.9 (former Program 1.19) plans to address the needs of resident farmworkers. The intent of Program 1.18 (former Program 1.13) is to take actions such as adopting resolutions to request that the County take action to accommodate its appropriate share of farmworker housing.

The discussion of new units at the Oak Park site in Section 1.9 of Chapter V was expanded and Program 1.10 (former Program 1.8) was revised to indicate recent City Council/Housing Authority discussions regarding long-term plans to provide affordable housing, given the relative old age and mounting cost to maintain the present buildings. As discussed in the "Target" for Program 1.10, it is expected that the addition of 75 units will occur after the period of this Housing Element

Comment C.4

Programs 4.4 and 4.5 call for adoption of revised multifamily development standards and design guidelines in Fiscal Year 1994/95. These actions and Program 1.13 (formerly Program 1.9), which calls for incorporation of the flexibility of standards provided by the Planned Development (overlay) Zoning District into base zone regulations will serve to significantly streamline and clarify the discretionary and site plan design review process, thereby removing major constraints to affordable housing.

Program 1.15 (former Program 1.10), which calls for revision of the second unit ordinance is very clear about what standards are to be addressed.

Program 1.21 (a revision of former Program 1.2) calls for preparing, for City Council consideration, a schedule of reduced fees for housing reserved for low and very low income housing in Fiscal Year 1995/96. In late 1993, the City revised its development impact fee schedule via a process that involved extensive input from the development community. A similar process is envisioned for preparation of a schedule of reduced fees.

Of paramount importance, is the City's ability to pay for its infrastructure needs. A reduction in fees for low and very low income households necessitates a compensating increase in fees for upper, and possibly moderate, income households. The City may discover that a fee reduction is not economically feasible and may have to fall back to inclusionary zoning and density bonuses as the primary methods of assisting low and very low income households. It cannot commit to a reduced fee schedule at this time.

Comment C.5

Program 5.1 has been revised and Program 5.2 has been added to address HCD's concerns regarding fair housing information.

Comment C.6

Program 3.4 (previously Program 3.2) calls for the City to prepare a plan for conservation of all "at risk" housing, including the 6 CDBG-subsidized units in Fiscal Year 1995/96, prior to the expiration of a rent limitation agreement in May, 1996. Until this plan is prepared, the City does not know precisely how it will address this particular project.

Appendix D contains a letter from Peoples' Self-Help Housing Corp. expressing willingness to be a potential resource in acquiring "at risk" developments in Paso Robles.

Comment D

The City is the sole provider of water and sewer services within City limits.

As is discussed in Section 1.2 of Chapter V, although the City's main water supply, the Paso Robles Groundwater aquifer is presently being overdrafted (water is being removed at a faster rate than it is being replenished), the enormous size of the aquifer (26 million acre feet) and dependable annual yield of 47,000 acre-feet do not pose any water supply constraints until sometime after the City grows to a population of 35,000, which is expected to occur in the year 2010 or later. The City is, however, presently taking action to increase its water supply, primarily by pursuing an additional 4,000 acre feet per year from Lake Nacimiento.

MULTIPLE FAMILY RESIDENTIAL DENSITY ISSUE

from HCD's Comment A.1.

"In the central coastal area, densities of at least 20 units per acre are generally required to provide sites affordable for lower income households. Moderate income households might be accommodated with somewhat lower densities, but it's unlikely that 4-6 units/acre is sufficient.

RESPONSE:

1. 4-6 Units per Acre: Table 32 shows that the regional need for very low and low income households is for 942 dwelling units. HCD staff has indicated (in workshops) that they consider multiple family residential housing as the only type of housing capable of meeting the needs of very low and low income households. Therefore, the 1,433 potential (maximum) units and 1,041 expected units shown in Table 32 to meet very low and low income housing needs are a summary of what is available in the City's Residential Multiple Family land use categories. Most (77%) of the City's inventory of potential 1,433 units from vacant multiple family residential land is in the RMF-L category, which allows up to 8 du/acre, not 4-6 units per acre.

The General Plan (Land Use Element) includes an assumption that not all vacant or underutilized RMF-L land will be fully-developed by the year 2010. Specifically, the General Plan expects that only 50 percent of west side RMF-L properties will be fully-developed and that only 75 percent of east side RMF-L properties will be fully-developed by the year 2010. (Hence, the probable source of the 4-6 units per acre quote.) This assumption is a recognition that there will be factors, including property owner choice, that will result in less than the full potential being built throughout the City by the year 2010. This assumption is not a policy calling for RMF-L properties to be developed at densities below 8 units per acre.

2. "Central Coastal Area": "Central coastal area" is not defined. Within San Luis Obispo County alone, and certainly within the tri-county area comprised of San Luis Obispo, Santa Barbara and Monterey Counties, Paso Robles has historically had some of the lowest cost housing. The table below shows 1990 housing prices for both rental and ownership housing.

<u>Jurisdiction</u>	Median Contract Rent	Median Price of a Single Family House
Paso Robles	\$431	\$154,500
San Luis Obispo County	\$510	\$215,300
Santa Barbara County	\$606	\$250,000
Monterey County	\$566	\$198,200

Source: 1990 US Census (STF-1)

From the above table, it can be calculated that the median house prices and contract rents in Paso Robles were 72 and 85 percent, respectively, of what they were for San Luis Obispo County as a whole. Therefore, the amount of density that may be "needed" on a county-wide or even a tri-county-wide basis should be proportionately less in Paso Robles.

If the quoted 20 units per acre was a figure that was suggested to HCD by a non-profit housing developer, it should be noted that many of such developers' projects involve federal subsidies, for which compliance with the Davis-Bacon Act (prevailing wage) is required. For example, in the City's recent experience with Los Robles Terrace (40 apartments primarily financed by HUD under §202), such compliance resulted in construction costs of \$56 per square foot, whereas the market rate was generally \$45 per square foot or less. This could indicate the need for density increases for subsidized housing, but not necessarily for market rate housing.

3. Effect of Density on Unit Costs: The primary cost components for dwelling units are land, improvements (streets and utilities), unit construction (labor, materials, profit), government fees and soft costs (loan fees, escrow fees, title insurance). Government fees are indexed to units or square feet and do not vary with density. Multifamily developers contacted during the preparation of the draft Housing Element did not report any variation in unit construction costs (expressed in dollars per square feet) with density.

Those components that could vary significantly with density are land, improvement and soft costs.

Land Cost: In December, 1993, City staff contacted local realtors to determine what vacant, unimproved multiple family residential-categorized properties were on the market and what the listed sales (asking) prices were. The numbers of such properties listed as being for sale were few: 8 RMF-L properties and 2 RMF-M properties. The table below shows the results of this survey. In this table, asking prices were divided by the number of acres to obtain a price per acre, which was then divided by the maximum potential density for the land use category to arrive at a land cost per unit. Because some of the information is proprietary, the locations of the parcels are deliberately omitted.

RMF-L LAND (8 units/acre)

<u>Parcel</u>	<u>Price</u>	<u>Acres</u>	<u>Price/Acre</u>	<u>Cost/Unit</u>
1	39,500	0.16	\$246,875	\$30,860
2	39,500	0.16	\$246,875	\$30,860
3	39,500	0.16	\$246,875	\$30,860
4	100,000	0.90	\$111,111	\$13,890
5	100,000	0.90	\$111,111	\$13,890
6	42,500	0.30	\$141,667	\$17,710
7	42,500	0.30	\$141,667	\$17,710
8	45,000	0.28	\$160,714	\$20,090
Average (rounded to 100)			\$175,900	\$22,000

RMF-M LAND (12 units/acre)

<u>Parcel</u>	<u>Price</u>	<u>Acres</u>	<u>Price/Acre</u>	<u>Cost/Unit</u>
1	79,000	0.27	\$292,593	\$24,380
2	42,000	0.15	\$280,000	\$23,330
Average (rounded to 100)			\$286,300	\$23,900

From the above tables, it can be seen that the average land cost per potential dwelling unit for RMF-L land was \$22,000; for RMF-M land it was \$23,400. This indicates that, as allowable density increases, the price of the land increases proportionately. Therefore, an increase in density does not appear to result in any cost savings on a per unit basis.

Developers interviewed in April, 1993 (see Chapter VI, Section 2.1) indicated that a common range for raw land cost was \$8,000 to \$15,000 per unit, regardless of type of housing (i.e., single or multiple family) or allowable density. This supports the finding that land costs rise with allowable density.

Improvement Costs: If lot size is held constant and density is increased, the cost of the same amount of street and generally the same amount of utility improvements could be spread over more units, reducing the cost per unit for this component. Using the \$78,250 per acre improvement costs for Los Robles Terrace Apartments as a standard (see Appendix D, page D-10), the per unit costs are \$9,800 for 8 units per acre (RMF-L density), \$7,800 for 12 units per acre (RMF-M density), and \$6,500 for 16 units per acre (RMF-H density).

Soft Costs: Soft costs are more project- or property-based, than dwelling-unit based. A developer will pay escrow, loan, title insurance and related fees for a project or property. The replacement cost analysis for subsidized units in Appendix D estimates that the soft costs for 44 and 48 unit apartment projects would be \$7,000, whereas soft costs for a 6 unit apartment project are estimated to be \$5,000.

However, if these costs are included within a mortgage loan financed over 30 years at 8.5 percent, a "worst-case scenario" of \$1,000 per unit would only raise rents about \$7 per month.

Summary: The attached table entitled "Density Analysis for Multiple Family Residential" shows the effect of density on unit costs and monthly rents for a typical 850 sq ft two bedroom unit under two scenarios: (1) with land costs at the levels experienced in December, 1993 and (2) with land costs at \$15,000 per dwelling unit.

This analysis shows per unit costs and monthly rents at densities of 8, 12, 16, and 20 units per acre, and, three mortgage interests rates (8.0, 8.5 and 9.0 percent) were used. It should be noted that the rents are structured to pay for an 80 percent loan financed over 30 years and do not include a component to repay any of the assumed 20 percent down payment. "Residential" financing is assumed (which would, technically, not be available for projects with 5 or more units).

Given that the upper end of affordable rents for low-income households is \$732/month and that the rents do not include any repayment to investors for down payment, it appears that, under the December, 1993 land cost scenario, such an apartment would be marginally affordable to low income households at densities of 12-20 units per acre at 8.0 percent interest rate; marginally affordable at a density of 20 units per acre at 8.5 percent; and unaffordable at any of the densities at 9.0 percent.

If land costs could subside to \$15,000 per unit (a point at which two parcels presently on the market are below), and mortgage interest rates stay at or less than 8.5 percent, then new apartments could possibly become affordable (depending upon the amount of rent to be added for repayment of down payments), even at 8 units/acre. However, given present conditions including an average monthly rent of \$535 for a two bedroom apartment and a vacancy rate of 8 percent, new apartment construction could not compete in the market place, even with land costs of \$15,000 per unit.

4. Financing Cost Factors: Lenders have indicated that financing for projects involving 5 or more units per lot are classified as commercial loans, rather than residential loans, and involve a higher degree of risk to the lender. Consequently, compared to residential loans, commercial loans have higher interest rates, lower loan to value ratios (e.g. 70%), and shorter terms (e.g. loans amortized over 25 years but due in 5 years). Therefore, for financing purposes, higher density entails higher financing costs.

It should also be noted that financing for land acquisition and land improvement phases of a project is more restrictive than for mortgage financing of the finished project. In Section 2.1 of

Chapter VI, it is noted that banks tend to lend only 50 - 65 percent of land value and 65 - 80 percent of improvement value.

CONCLUSION:

While an increase in density helps lower rents, largely by spreading the costs of a fixed set of improvements over more units, it apparently has no effect on reducing land costs.

In areas with existing higher density multifamily residential development, the City is presently experiencing higher rates of poor maintenance, higher rates of crime and, according to multifamily property managers contacted by City staff in December, 1993, generally double the vacancy rates, as compared to other, lower density multifamily areas of the City.

If existing rents are too high, then this puts new apartments even further out of reach. What is most needed to close the gap is more income for households. Both the General Plan Goals #1 and 2 and the City's Economic Strategy (1992) place the highest priority on the need to increase incomes through the recruitment and retention of businesses.

According to Tables 7 and 31, 62 percent of Hispanic households are in the low and very low income categories, compared with 44 percent for all races and ethnic groups. However, the Latino Community Needs Assessment prepared in 1993 for the Latino Communities of San Luis Obispo and northern Santa Barbara Counties revealed that 60 percent of Latinos in San Luis Obispo consider the need for jobs as the highest priority, whereas only 44 percent perceive housing to be the highest priority. This shows that a representative group of low and very low income households considers the need for increased income to be greater than the need for affordable housing.

Given the relative ineffectiveness of increasing densities and the problems experienced by the City in its existing higher density residential developments, there does not appear to be a sound basis for either amending the Land Use Map to provide more land in the higher density Residential Multiple Family land use categories or for increasing the density ranges within the existing land use categories. It should be remembered that State Law requires, and Program 1.4 proposes, that density bonuses of 25 percent or greater be granted to residential developments that reserve units for exclusive occupancy by very low and low income households.

DENSITY ANALYSIS FOR MULTIPLE FAMILY RESIDENTIAL

Dec 93 Land Cost Scenario	Cost	850 sq ft 2 bedroom Multifamily Unit			
	Factor	8 du/ac	12 du/ac	16 du/ac	20 du/ac
Land Cost	*	22,000	22,000	22,000	22,000
Improvements	\$78,250/ac	9,800	6,500	4,900	3,900
Construction Cost	\$45/sf	38,250	38,250	38,250	38,250
City Permit Fees	See below	5,850	5,850	5,850	5,850
Soft Costs	\$1,000/du **	1,000	1,000	1,000	1,000
School Fee	\$1.65/sf	1,400	1,400	1,400	1,400
Total per du (rounded to \$1,000)		78,000	75,000	73,000	72,000
Monthly Rent per unit ***	8.0% APR	754	734	720	713
Monthly Rent per unit ***	8.5% APR	780	758	744	736
Monthly Rent per unit ***	9.0% APR	805	783	768	760
\$15,000/du Land Cost Scenario	Cost	850 sq ft 2 bedroom Multifamily Unit			
	Factor	8 du/ac	12 du/ac	16 du/ac	20 du/ac
Land Cost	*	15,000	15,000	15,000	15,000
Improvements	\$78,250/ac	9,800	6,500	4,900	3,900
Construction Cost	\$45/sf	38,250	38,250	38,250	38,250
City Permit Fees	See below	5,850	5,850	5,850	5,850
Soft Costs	\$1,000/du **	1,000	1,000	1,000	1,000
School Fee	\$1.65/sf	1,400	1,400	1,400	1,400
Total per du (rounded to \$1,000)		71,000	68,000	66,000	65,000
Monthly Rent per unit ***	8.0% APR	706	686	672	665
Monthly Rent per unit ***	8.5% APR	729	708	693	686
Monthly Rent per unit ***	9.0% APR	753	730	715	708
ASSUMPTIONS:					
* Dec 93 Scenario is based on findings of 12/93 survey; \$15,000/du Scenario is based on developer information on Page HE-86.					
** \$1,000/du soft costs would be a worst-case scenario.					
*** 80% financing for 30 years; \$2,500 per unit operating cost; constant 5% vacancy rate and a 1.1 : 1.0 net operating income to debt ratio.					
City Permit Fees:					
- Sewer Connection	\$1,856/du				
- Water Connection	\$648/du				
- Signalization	\$71/du (10.70/ADT)				
- Bridge Development	\$2,189/du				
- Water Meter (3/4 inch)	\$179/du				
- Building Permit	900/du (estimated for 850 sf)				
Total	\$5,843				
NOTE: Rents are not structured to include any repayment to investors for the 20% down payment or for soft costs (loan fees, escrow fees, title insurance, etc.). Therefore, actual rents would be higher.					

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT**DIVISION OF HOUSING POLICY DEVELOPMENT**

1800 THIRD STREET, Room 430

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SACRAMENTO, CA 94252-2053

(916) 323-3176 FAX (916) 323-6625



November 5, 1993

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**COMMUNITY
DEVELOPMENT**

Mr. Richard Ramirez
City Manager
City of El Paso de Robles
801 Fourth Street
Paso Robles, California 93446

Dear Mr. Ramirez:

Re: Review of the City of El Paso de Robles' Draft Housing Element

Thank you for submitting El Paso de Robles' (Paso Robles) draft housing element, received for our review on September 21, 1993. As you know, we are required to review draft housing elements and report our findings to the locality pursuant to Government Code Section 65585(b).

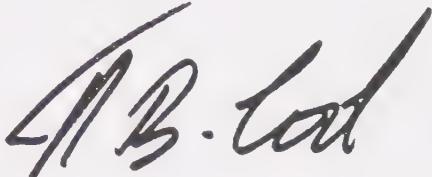
Our review was assisted by a telephone conversation on October 20, 1993 with Mr. Ed Gallagher, the City's planner. This letter and Appendix summarize the conclusions of our review.

Paso Robles' housing element is well-written and organized and provides detailed information about the City's population and housing stock. However, the element needs revisions to bring it into compliance with State housing element law (Article 10.6 of the Government Code). In particular, the element must include sufficient information in the land inventory to either clearly identify adequate sites to meet the regional housing need for all income groups or to enable the City to identify the program actions needed to provide sufficient sites. This is of special concern as, according to the element (page 97), only 14 of 884 units built during the last planning period were affordable to lower- and moderate-income households. Recommended changes are summarized in the Appendix.

We hope our comments are helpful to the City. We appreciate Mr. Gallagher's assistance during our review. If you have any questions or would like assistance in the revision of your housing element, please contact Georgianna Borgens, of our staff, at (916) 324-9629.

In accordance with their requests pursuant to the Public Records Act, we are forwarding a copy of this letter to the individuals listed below.

Sincerely,



Thomas B. Cook
Deputy Director

Enclosures

cc: Ed Gallagher, Planner, City of Paso Robles
Michael C. Blank, California Rural Legal Assistance
Richard J. Willhoit, Estrella Associates
Jeanette Duncan, Peoples' Self-Help Housing
Ron DeCarli, San Luis Obispo Area Coordinating Council
Kathleen Mikkelson, Deputy Attorney General
Bob Cervantes, Governor's Office of Planning and Research
Dwight Hanson, California Building Industry Association
Kerry Harrington Morrison, California Association of Realtors
Marc Brown, California Rural Legal Assistance Foundation
Rob Wiener, California Coalition for Rural Housing
Susan DeSantis, The Planning Center
Dara Schur, Western Center on Law Poverty

APPENDIX

City of El Paso de Robles

The following changes would bring El Paso de Robles' (Paso Robles) housing element into compliance with Article 10.6 of the Government Code. Preceding each recommended change we cite the supporting section of the Government Code. The particular program examples or data sources listed are suggestions for your information only. We recognize that Paso Robles may choose other means of complying with the law.

A. Housing Needs, Resources, and Constraints

1. *Include an inventory of land suitable for residential development, including vacant sites and sites having the potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites (Section 65583(a)(3)).*

Appendix C of the element includes a detailed listing of vacant and underutilized lots which could accommodate residential development, and it appears that the City has adequate land to accommodate its total ~~overall~~ regional share for the planning period. However, it's unclear if the City has adequate sites to accommodate its remaining new construction need for 610 very low-, 332 low-, and 572 moderate-income households.

Table B-1 in Appendix C identifies only one site designated residential multifamily - high density (RMF-H) and a few multifamily sites designated medium density (RMF-M). These are expected to accommodate approximately 159 units at 16 units/acre, and 130 units at about 10 units/acre, respectively. Most of the vacant multifamily sites appear to be designated at lower densities (about 4 - 6 units/acre).

In the central coastal area, densities of at least 20 units per acre are generally required to provide sites affordable for lower income households. Moderate income households might be accommodated with somewhat lower densities, but it's unlikely that 4-6 units/acre is sufficient. To determine how much, if any, of the very low-, low-, and moderate-income needs can be met with the currently zoned residential sites, the element should include information on the affordability of recent housing developments in the City. The element should also clarify the availability and capacity of water and sewer services in relation to the sites in each residential land use category. The City should

then be able to compare its holding capacity with its new construction need by income level and determine what additional actions it must take to provide adequate sites for lower- and moderate-income households.

To facilitate the site analysis, the City could also summarize its land inventory in a small table showing, by land use designation and zoning category, the acreage (totals vacant and underutilized), densities (minimums, maximums, and expected), and the dwelling unit capacity (estimated total and undeveloped). Much of the data for the multifamily sites is already in the element and can simply be tabulated, and the information on single-family sites can be summarized in the same manner for easier analysis.

2. *Analyze potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including land use controls, building codes and their enforcement, site improvements, fees and other exactions... and local processing and permit procedures (Section 65583(a)(4)).*

The analysis of governmental constraints should include a determination as to whether a policy or procedure poses ~~an~~ actual constraint in Paso Robles, particularly to the development of housing affordable to lower- and moderate-income households. Where constraints exist, the City is required to take action to mitigate them or, where appropriate and legally possible, remove them (Section 65583(c)(3)).

Although the element generally describes that the City has land use, improvement, and processing requirements, the element does not describe current City regulations and procedures or analyze their impacts on the development or improvement of housing.

- a. Land use controls (pp. 60-63, 77-79). The element should describe and evaluate Paso Robles' current requirements relating to development standards (e.g., lot coverage, setbacks, unit size, height, minimum densities), parking requirements by type of project, open space requirements, design review standards, and second unit controls. This section should also analyze the City's policies for small lot and/or zero lot line developments, as these may help alleviate the natural constraints posed by the hilly topography and the oak tree preservation needs.

In addition, analyze the potential constraints posed by programs 4.2 and 4.3 (p. 121) which propose to adopt design guidelines for multifamily developments and reduce residential densities.

- b. Code enforcement (p. 79). The element should analyze the City's code enforcement procedures and whether these pose constraints to housing rehabilitation, for example.
 - c. Site improvements (pp. 57-60). The element discusses the various requirements for sewer and water connections and streets but does not analyze their impact (e.g., costs, capacity) on the development of housing.
 - d. Fees (pp. 79-81, App. E). The element identifies various fees for developing housing in Paso Robles and summarizes the typical fees for a single-family home. The element should also summarize the typical fees for a multifamily development so the City can determine if they are posing constraints to the development of affordable housing.
 - e. Permits and processing (pp. 82-84). The analysis of processing and permit procedures should discuss the average time between application and issuance of the building permit for typical multifamily development and rehabilitation projects. Most importantly, the element should further analyze the constraints to multifamily and single-family tract homes posed by the City's discretionary review process. When the land use classifications have already been approved for a site, it's unclear how the additional lengthy review process "ensures minimum levels of public health, safety and welfare...".
3. *Include an analysis of potential and actual nongovernmental constraint upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing (Section 65583(a)(5)).*

The analysis of the availability of financing should consider whether financing is generally available, and whether there are under-served areas or income groups in the community for construction, rehabilitation, or mortgage loans.

Information on the availability of financing may be available from local financial institutions under the

federal Home Mortgage Disclosure Act (HMDA), which requires specified lending institutions to disclose the number, amount, and location of mortgage and rehabilitation loans originated or purchased, and under the Community Reinvestment Act (CRA), which requires that specified lending institutions help meet the credit needs of their communities.

The CRA requires that each lending institution covered by the Act provide maps describing its lending areas and information about the types of loans it provides, and that a public file be established containing written comments from the community regarding the institution's CRA performance. Lending institutions not covered under HMDA may be required to provide comparable information by State disclosure law (Section 35816 of the Health and Safety Code).

4. *Analyze any special housing needs of . . persons in need of emergency shelter (Section 65583(a)(6)).*

The element describes the services currently provided by various local organizations to help meet the needs of homeless persons in the community (pp. 46-48). However, the element should include a determination of the unmet housing need of homeless persons in Paso Robles, in order to appropriately provide sites and target other programs, as needed.

B. Quantified Objectives

Include a statement of the community's...quantified objectives...relative to the maintenance, preservation, improvement and development of housing (Section 65583(b)(1)).

The objectives should reflect the City's realistic expectations of what can be accomplished during the planning period, through both private and public efforts, to meet the needs of all income groups in the City.

1. New construction (p. 108). Paso Robles should revise its objectives to more accurately reflect what actually could be built during the planning period based on the expected City programs and private development. If the new construction objective does not match the regional share, the element should describe the analysis used to establish the objective.
2. Rehabilitation (p. 109). Split the 67-unit objective out by income category.

3. Conservation (p. 110). Establish an objective that includes the preservation of units at risk during the planning period (e.g., the six with CDBG restrictions expiring). The objective can also include additional rental subsidies the City expects to gain during the planning period. Split out the objective by income level.

C. Housing Programs

1. *Include a program which sets forth a five-year schedule of actions Paso Robles is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element through the administration of land use and development controls, provision of regulatory concessions and incentives, the utilization of appropriate federal and State financing and subsidy programs when available, and the utilization of moneys in a Low and Moderate Income Housing Fund (Section 65583(c)).*

The element notes only 14 of 884 housing units built in Paso Robles during the last planning period were affordable to very low-, low- and moderate-income households, and that the goals of the last planning period were not all achieved due to lack of staffing and funds, yet this element includes numerous programs reliant on City staff, funds and incentives. To ensure a higher rate of program accomplishment, we recommend a careful review of all the current programs, and that the element set priorities and strengthen those programs most critical to the City's meeting its lower- and moderate-income housing needs, and establish realistic timelines for their completion.

To meet its regional housing need for lower and moderate income households, the City is heavily relying on its various programs to amend the zoning ordinance and establish inclusionary zoning requirements, density bonuses, reductions of local constraints and other incentives (p. 109). These and all other programs should be carefully reviewed, and revised to clearly state the City's commitment and role in carrying out the programs (e.g., 1.18 and 1.19). Also clarify the types of incentives provided in such programs as 1.5 and 1.11.

Since at least three of the programs (1.6, 1.7 and 1.18) rely in part on the redevelopment agency's Low and Moderate Income Housing Funds (L&M Fund) the element should describe the resources available in this fund for these programs during the planning period.

Per the agency's report to us, no funds were unencumbered and available as of 6/30/92.

Programs such as 1.7, 1.8 and 1.19, which plan to use other state or federal government funding sources should be revised to include the City's plans and timelines for applying for such funds and then carrying out the programs.

2. *Identify adequate sites which will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory built housing, mobilehomes, emergency shelters, and transitional housing in order to meet the community's housing goals ... Where the inventory of sites does not identify adequate sites to accommodate the need for groups of all household income levels pursuant to Section 65584, the program shall provide for sufficient sites with zoning that permits owner-occupied and rental multifamily residential use by right, including density and development standards that could accommodate and facilitate the feasibility of housing for very low- and low-income households (Section 65583(c)(1)).*
 - a. While the land inventory appears to identify sufficient sites to accommodate the City's total need, it does not clearly identify adequate sites to accommodate the new construction need for lower- and moderate-income households. Therefore the element should identify sites that permit owner-occupied and rental multifamily uses by right. Furthermore, if existing densities are not adequate to provide housing opportunities for all income groups, the City should include additional program actions to rezone residential lands to higher densities. The program action should identify the amount of land to be rezoned, the proposed densities, and the potential capacity. The expanded land inventory (see item A.1, above) should provide the additional information necessary to help the City identify the extent of the site shortfall and identify appropriate program actions.
 - b. The City also has a number of homeless persons and families, and should thus identify how it will assist agencies and organizations in providing emergency shelter (program 1.14). It appears likely that "demand warrants" that the City amend its zoning code to allow development of emergency and transitional housing facilities in some areas, as needed (see A.4 above). Program 1.15 should reflect the City's commitment to do this.

3. *Include program actions to assist in the development of adequate housing to meet the needs of low- and moderate-income households (Section 65583(c)(2)).*

The element should include program actions to address the identified needs of both lower income and special needs households. For example:

Since it has a fairly large population of farmworkers, Paso Robles should revise program 1.13 to specify how the City will work with the County to facilitate the development of housing for migrant workers. The City should also consider targeting other programs to address the housing needs of the many farmworkers permanently residing in the community. The element noted, for instance, that these households often have serious overpayment and overcrowding problems (pp. 48-49).

The element should clarify what steps the City will take to facilitate the development of additional senior units at the Oak Park site (program 1.8).

4. Pursuant to item A.2, above, *include program actions to address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing (Section 65583(c)(3)).*

For example, the element should include programs to mitigate constraints created by the discretionary review process for multifamily units. Program 1.9 should also be revised to more clearly outline the proposed changes to requirements to reduce many of the restrictions on second unit development. Program 1.2 should be strengthened by changing the term "would consider" to stating what the City will do.

5. *Expand the information included in the City's program actions to promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, or color (Section 65583(c)(5)).*

The City's fair housing program should include an educational component to inform the public of fair housing law, and how and where to file complaints of housing discrimination. Some localities post information notices in public places such as libraries, post offices, and community centers, and periodically advertise the referral services through the local media. To reach most of your population, we recommend that the informational flyers be published in both Spanish and English.

6. *Include a program to preserve for lower income households the assisted housing development identified pursuant to paragraph (8) of subdivision (a) (Section 65583(c)(6)(A)).*

Pursuant to reviewing its objectives, the City should revise program 3.2 to more clearly identify actions the City will take to help preserve the six CDBG units at risk during the planning period.

D. Other Information

Paso Robles should be aware that Chapter 889 also requires localities to furnish special districts and private entities that provide retail water services or sewer services in the locality with a copy of the adopted housing element and any amendments to the adopted element. These entities are required to grant existing and projected water and sewer service priority to housing development proposals which help meet the locality's needs for lower-income housing.

As the City notes its groundwater basin is being overdrafted, (p. 57), it should consider taking action in the near future to sustain and increase its water supply over the longer term. For example, other communities in the area have established successful programs to install in new structures and retrofit existing homes and buildings with water-efficient plumbing fixtures.



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